



County Development Review Authority

**111 Union Square Street SE, Suite 100,
Thursday, May, 2013
9:00 AM**

MEMBERS

Nicholas Hamm, Chair

Thomas Kay, Zoning

Henry Gabaldon, Fire Department

Rick Heckes, Solid Waste and Diversified Services

Don Briggs, Public Works

Christi L. Tanner, Public Works

Allan Porter, ABCWUA

Miriam Y. Aguilar, Recording Secretary

A. SIGN-IN

B. INTRODUCTIONS

C. ANNOUNCEMENTS

D. CHANGES AND/OR ADDITIONS TO THE AGENDA

FINAL PLAT

1. Srp-20120048/N-10/South Valley

Request for Final Plat. Streamtech, Inc., agent for Marcelo G. Ruiz, Marcus M. & Raela T. McCoy, is proposing a replat of Lots 7 & 8, Block H, Charles B. Payne, Tract 3B2, MRGCD Map No. 47, and a portion of Arenal Main Canal, Section 3, T9N, R2E, located at 3310 Coors Blvd. SW, zoned M-1 & C-1, containing 1.86 acres ±.

(DEFERRED FROM THE FEBRUARY 28, 2013 MEETING)

SEMI URBAN

SOUTHWEST AREA PLAN

2. Srp-20120089/D-30/East Mountain

Request for Final Plat. Nathan T. & Raquelle B. Poole are proposing a replat of Tracts 6-A-1 and 7-A-1, Ponderosa Ranch Estates, Section 24, T11N, R5E, located at 15 View Drive, zoned A-2, containing 7.35 acres±.

RURAL**EAST MOUNTAIN AREA PLAN**

- 3. Srp-20120090/B-16/North Valley**

Request for Final Plat. Jack's High Country Inc., agent for Lawrence R. & Diane Tafoya, proposing a replat of Tract 4, Land of Bennie Tafoya, LD No. 2, Tract A, Lands of Bennie G. Tafoya No. 3, Section 10, T11N, R3E, located at 303 Alameda Rd. NW, zoned R-1, containing 0.51 acres±.

RURAL**NORTH VALLEY AREA PLAN**

- 4. Srp-20130003/L-25/East Mountain**

Request for Final Plat. Jack's High Country Inc., agent for Matthew P. and Eloy T. Tafoya, is proposing a replat of Lots B-2 and B-3, Lands of Southwest Homes Estates, Unit 1, Section 30, T10N, R5E, located at 12 Whittier St., zoned M-H, containing 1.42 acres±.

RURAL**EAST MOUNTAIN AREA PLAN**

- 5. Srp-20130017/M-12/South Valley**

Request for Final Plat. Ronald L. & Donna Lorraine Montano are proposing a replat of Lots 20, 21 & 22, Acoma Addition, Town of Atrisco Grant, Section 36, T10N, R2E, located at 1407 Montrose Place SW, zoned R-1, containing 1.38 acres±.

SEMI URBAN**SOUTHWEST AREA PLAN****SKETCH PLAT**

6. Srp-20130021/T-36/East Mountain

Request for Sketch Plat. Alpha Pro Surveying LLC, agent for Christopher & Mary Ann Reddington, is proposing to create a two (2) lot subdivision of Tract 3-C, Land Division Plat of Tracts 3-A, 3-B, and 3-C, Lands of McComb, Section 36, T9N, R6E, located at 35 Martinez Road, zoned A-2, containing 29.27 acres \pm .

RURAL**EAST MOUNTAIN AREA PLAN****OTHER MATTERS**



County Development Review Authority

Meeting: 05/09/13 09:00 AM

Department: Zoning/Building/Planning
Prepared By: Miriam Aguilar
Director: Nano Chavez
CDRA Chair Nick Hamm

Title: Srp-20120048/N-10/South Valley

Action: Request for Final Plat. Streamtech, Inc., agent for Marcelo G. Ruiz, Marcus M. & Raela T. McCoy, is proposing a replat of Lots 7 & 8, Block H, Charles B. Payne, Tract 3B2, MRGCD Map No. 47, and a portion of Arenal Main Canal, Section 3, T9N, R2E, located at 3310 Coors Blvd. SW, zoned M-1 & C-1, containing 1.86 acres \pm .

(DEFERRED FROM THE FEBRUARY 28, 2013 MEETING)

SEMI URBAN

SOUTHWEST AREA PLAN

ATTACHMENTS:

- Application_Final (PDF)
- Final Plat 1-10-13 (PDF)
- Application_Sketch (PDF)
- Sketch Plat 6-4-12(PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 30/MAY/2012

Application Number: SRP 20120048

Hearing Date: JAN. 24, 2013

OWNER

OWNER	RUIZ MARCELLO G		PHONE	417-1722	
MAILING ADDRESS	6525 4TH ST NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87107

AGENT

AGENT	STREAMTECH INC		PHONE	307-0199	
MAILING ADDRESS	10118 4TH ST NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87114

SITE INFORMATION

SITE ADDRESS			3310 COORS BLVD SW, ALBUQUERQUE, NM 87105	
DIRECTIONS				
12/20/10: CHANGED FROM 3308 COORS BLVD SW. WB				
LEGAL DESCRIPTION				
* 007 H CHARLES B PAYNE ADD				
MAP #	N-10	CURRENT ZONE(S)	M-1	PROPERTY SIZE in acre .32949530693296602387511478
UPC #	101005446020041202	PROPOSED ZONE(S)		SUBDIVISION NAME CHARLES B. PAYNE ADDITION
EXISTING BUILDING & USE				
PROPOSED BUILDING & USE				
PLSRP SUMMARY REVIEW PROCEDURES				

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3 EXISTING LOTS: 6 PROPOSED LOTS: 2 TOTAL ACREAGE: 1.8655 PLAT TYPE: SKETCH // 5/30/12 // JK....1/07/2013: FINAL PLAT//CLC COMP PLAN DESIGNATION: SEMI-URBAN	
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date 1-7-13

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

CASE #: SRP-20120048 OFFICE USE ONLYCDRA MEETING DATE: JAN. 24, 2013

OWNER: Marcello G. Ruiz - Lot 7-A

PHONE: 505-417-1722

ADDRESS/CITY/ZIP: 6525 4th Street, NW; Albuquerque, NM 87107

AGENT: Streamtech, Inc. c/o Jose Silva, EI

PHONE: 505-307-0199

ADDRESS/CITY/ZIP: P.O. Box 93721; ALBUQUERQUE, NM 87199

LEGAL DESCRIPTION

UPC #	1	0	1	0	0	5	4	4	6	0	2	0	0	4	1	2	0	2	SUBDIVISION NAME
	1	0	1	0	0	5	4	4	6	0	2	0	0	4	1	2	0	2	CHARLES B. PAYNE ADDITION
UPC #	1	0	0	0	0	5	4	4	6	0	1	8	4	4	1	2	2	0	Please list any additional UPC numbers on a separate sheet
UPC #	1	0	1	0	0	5	4	4	6	2	1	6	6	4	1	2	0	1	Please list any additional UPC numbers on a separate sheet

SECTION I: SUBDIVISION

TYPE (check one):

☐ TYPE 1 ☐ TYPE 4☐ TYPE 2 ☐ TYPE 5☐ TYPE 3# EXISTING LOTS 3PROPOSED # OF LOTS 1TOTAL
ACREAGE 1.8655

SPECIAL PROCEDURES

(check one):

☒ REPLAT☐ LOT LINE ☐ OTHER☐ ADJUSTMENT

YEARS LAST DIVIDED:

☒ > 7 YEARS ☐ < 7 YEARS

SECTION II: REVIEW PROCEDURES

(Check one)

☐ RESUBMITTALMINOR SUBDIVISION TYPE 3 (5 - LOTS) OR
TYPE 5 (SUMMARY REVIEW):☐ SKETCH PLAT☒ FINAL PLATMAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
LOTS) OR TYPE 4☐ SKETCH PLAT☐ PRELIMINARY PLAT☐ FINAL PLAT☐ SKETCH FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II, REFER
TO REVERSE SIDE OF FORM)

OFFICIAL USE ONLY

ZONE ATLAS

Pg: N-10-ZZONE
CLASSCOMPREHENSIVE PLAN
LAND USE DESIGNATION:PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS

NV

EM

SV

☒ SW

NW

OFFICIAL USE ONLY

FEES:

APPLICATION FEE: _____

OTHER FEES: _____

TOTAL FEE: _____

RECEIPT #: _____

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Status. I understand this is an application for subdivision review & this request maybe denied or deferred.

Signature: Date: 11-3-12

OFFICE USE ONLY

RECEIVED BY:

DATE:

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER: Marcus M. and Raela T. McCoy – Lot 8-A

PHONE: 505-450-6431

ADDRESS/CITY/ZIP: 3008 Coors Blvd. SW; Albuquerque, NM 87121-7781

AGENT: Streamtech, Inc. c/o Jose Silva, EI

PHONE: 505-307-0199

ADDRESS/CITY/ZIP: P.O. Box 93721; ALBUQUERQUE, NM 87199

LEGAL DESCRIPTION

UPC #	1	0	1	0	0	5	4	4	6	0	2	0	0	4	1	2	0	2	SUBDIVISION NAME
																			CHARLES B. PAYNE ADDITION
UPC #	1	0	0	0	0	5	4	4	6	0	1	8	4	4	1	2	2	0	Please list any additional UPC numbers on a separate sheet
UPC #	1	0	1	0	0	5	4	4	6	2	1	6	6	4	1	2	0	1	Please list any additional UPC numbers on a separate sheet

SECTION I: SUBDIVISION

TYPE (check one):

☐ TYPE 1 ☐ TYPE 4☐ TYPE 2 ☐ TYPE 5☒ TYPE 3# EXISTING LOTS 6PROPOSED # OF LOTS 2TOTAL
ACREAGE 1.8655

SPECIAL PROCEDURES

(check one):

☒ REPLAT☐ LOT LINE ☐ OTHER

ADJUSTMENT

YEARS LAST DIVIDED:

☒ > 7 YEARS ☐ < 7 YEARS

SECTION II: REVIEW PROCEDURES

(Check one)

☐ RESUBMITTALMINOR SUBDIVISION TYPE 3 (5 – LOTS) OR
TYPE 5 (SUMMARY REVIEW):☐ SKETCH PLAT☒ FINAL PLATMAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
LOTS) OR TYPE 4☐ SKETCH PLAT☐ PRELIMINARY PLAT☐ FINAL PLAT☐ SKETCH FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II, REFER
TO REVERSE SIDE OF FORM)

OFFICIAL USE ONLY

ZONE ATLAS

Pg: N-10-ZZONE
CLASSCOMPREHENSIVE PLAN
LAND USE DESIGNATION:PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS

NV

EM

SV

SW

NW

OFFICIAL USE ONLY

FEES:

APPLICATION FEE: _____

OTHER FEES: _____

TOTAL FEE: _____

RECEIPT #: _____

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Status. I understand this is an application for subdivision review & this request maybe denied or deferred.

Signature: Date: 11-3-12

OFFICE USE ONLY

RECEIVED BY:

DATE:

FINAL PLAT

DISCLOSURE STATEMENT FOR MINOR SUBDIVISION

SUBMITTED TO

BERNALILLO COUNTY



PREPARED AND SUBMITTED BY
STREAMTECH, INC.

IN ASSOCIATION WITH
NEW REPUBLIC ARCHITECTURE
WESTERN TECHNOLOGIES, INC.

NOVEMBER 6, 2012

Attachment: Application_Final (2856 : Srp-20120048)

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FIGURES

Vicinity Map

APPENDIXES

Appendix A - Lot - A; Statements of Services Availability

Appendix B - Lot 8-A; Copies of Monthly Utility Bill Statements

Appendix C - Agent/Runner Authorization Form

Appendix D - Zone Atlas Map N-10-Z

Appendix E - Special Warranty Deed

Appendix F - Bernalillo County Disclosure Statement

Appendix G - Plat of Proposed Land Division & Professional Surveyor
Certification

Streamtech, Inc.

P.O. Box 93721; Albuquerque, NM; 87199
505-307-0199

May 25, 2012

Bernalillo County
c/o Mr. Gradi
Planning Coordinator
111 Uptown Square, SE
Suite 100
Albuquerque, NM 87102

Ref.: Application for FINAL PLAT

Dear Mr. Gradi,

Attached you will find the application, preliminary plat, disclosure Statement, and management plans for the above referenced commercial development.

Should any questions arise or need additional information, please contact me at 505-307-0199 or via e-mail at jsilva@streamtechsw.com.

Thank you,



Jose A. Silva
Streamtech, Inc.
P.O. Box 93721
Albuquerque, NM 87199-3721

cc: file

Attachment: Application_Final (2856 : Srp-20120048)

Streamtech, Inc.

P.O. Box 93721; Albuquerque, NM; 87199

505-307-0199

May 25, 2012

Bernalillo County
Zoning, Building, Planning & Environmental Health
c/o Mr. Enrico Gradi
Program Planner
111 Union Square SE
Suite 100
Albuquerque, NM 87102

Ref.: Application for FINAL PLAT

Dear Mr. Gradi,

The general scope of this project is to Re-plat the properties located at 3308 and 3310 Coors Blvd, SW; in Albuquerque, New Mexico. The aforementioned properties are composed of Three (3) parcels each. Both of these properties are recorded under different Zoning designations (M1; C; and an un-zoned parcel), within the parcels that make up each addressed property. Both of these properties include a parcel purchased from MRGCD in the past. Title search was performed and found satisfactory.

The intent of our request is to obtain approval and the respective Bernalillo County Authorities consent to formally merge these properties into one; the resulting properties should be two (2) separate properties holding the designated addresses cited above. Upon your approval, both of the resulting properties will be recorded at the County Clerk's Office.

The property at 3308 Coors Blvd. SW is fully developed and presently houses a car wash, a laundry mat, and self-storage units. While the property at 3310 Coors Blvd. SW is undeveloped, although some grading and draining improvements were noted, including a cast in place concrete retaining wall on the east boundary, chain link fence, electricity on site, and a bill board. In addition, the NMDOT has issued a driveway permit for this property, dated on January 6th, 2011.


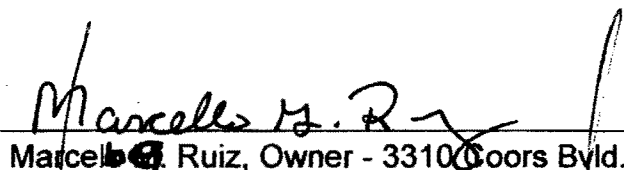
It is the wish of Mr. Marcelo G. Ruiz, a single man and owner of 3310 Coors. Blvd.; and Mr. Marcus M. and Raela T. McCoy, husband and wife, and owners of 3308 Coors Blvd.; to take these steps and merge their respective properties into one parcel; Refer to the Vicinity map below.

We, the undersigned have built consensus that this request adequately represents our wishes and the existing property conditions, and that we have reviewed and agreed with the findings by Streamtech, Inc.

Streamtech, Inc.

P.O. Box 93721; Albuquerque, NM; 87199

505-307-0199

Recommends Approval:Date: MAY 25, 2012
Jose A. Silva, EI
Project Development EngineerConcur:Date: 5/27/2012
Marcello G. Ruiz, Owner - 3310 Coors Blvd. SWDate: 5-29-12
Marcus M. McCoy, Co-owner - 3308 Coors Blvd. SWDate: 5-29-12
Raela T. McCoy, Co-owner - 3308 Coors Blvd. SW

Should any questions arise or need additional information, please contact me.

Thank you,


Jose A. Silva

Streamtech, Inc.

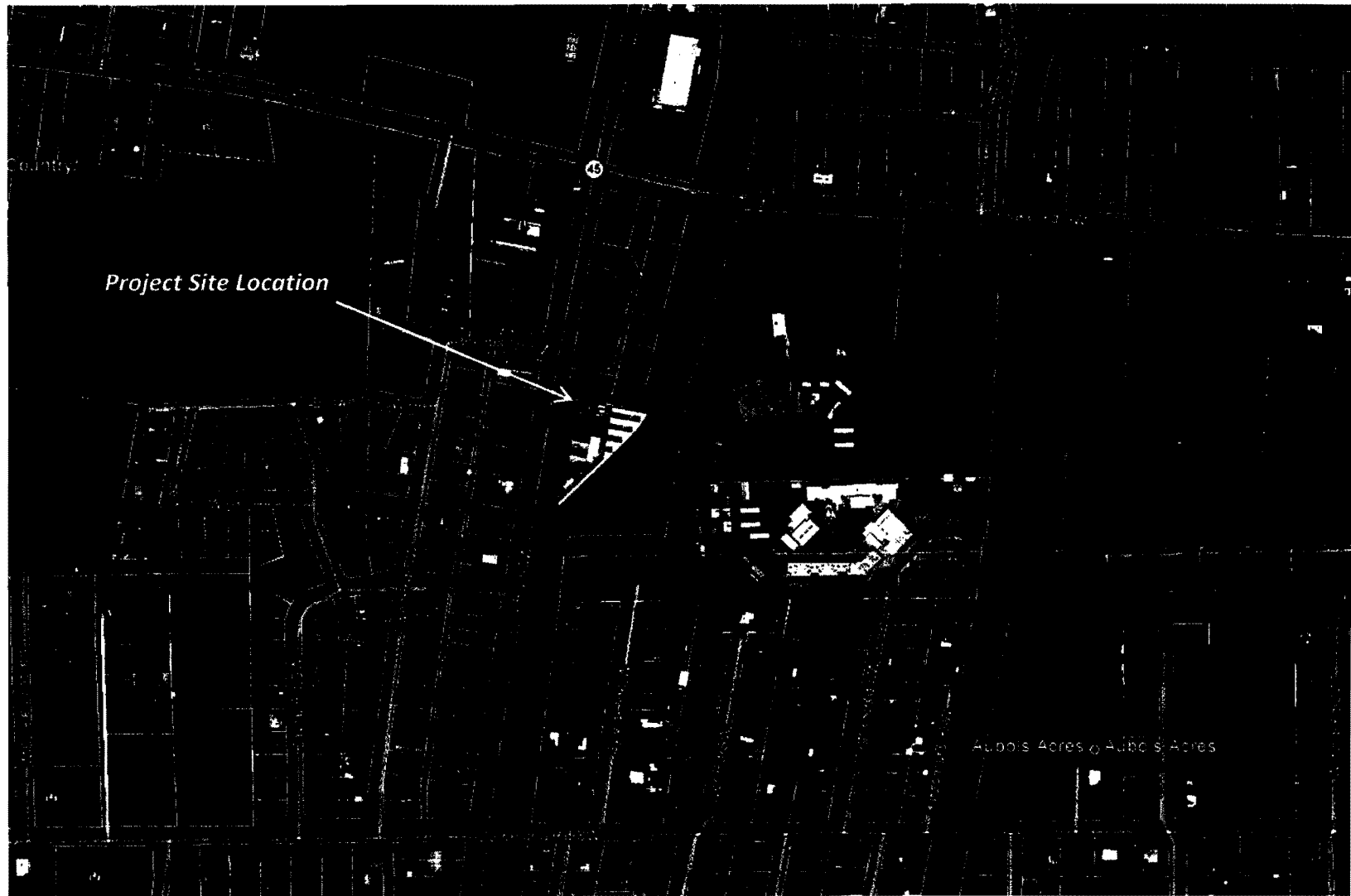
P.O. Box 93721

Albuquerque, NM 87199-3721

505-307-0199

jsilva@streamtechsw.com

cc: file



Attachment: Application_Final (2856 : Srp-20120048)

STREAMTECH, INC.

P.O. Box 93721
Albuquerque, NM 87199-3721
TEL. 505-307-0199
Streamtechsw.com



AERIAL PHOTO

06-26-2012

NTS

REVISIONS

NO	REV	DATE	DESCRIPTION

CONTACT: JOSE A. SILVA

PHONE 505-307-0199

Email: jsilva@streamtechsw.com

VICINITY MAP

PROPOSED SITE LOCATION

LEGAL DESCRIPTION

Lot numbered seven (7) and eight (8) in block H of the Charles B. Payne addition to the City of Albuquerque, New Mexico is the same as shown and designated on the plat thereof in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1995 in Plat Book C3, page 3, together with a certain parcel of land situate in Projected Section 3, Township 9 North, Range 2 East, New Mexico Principal meridian, and being identified as a portion of Tract 382 on Middle Rio Grande Conservancy District of the Arenal Canal, said parcel being more particularly described as follows: Beginning at the Northeast corner of the parcel herein described, being a point identical to the Northeast corner of Lot 7, being a point on the Easterly Right-of-Way line of Coors Boulevard, S.W., from whence the ACS monument "4-N10" (X=1,499,594.947, Y=1,469,296.943, NMSP Central Zone, NAD 83) bears N 66°03'43" W, 2,580.29 feet distant; thence leaving said Easterly Right-of-way line of Coors Boulevard, S.W., S 79°17'41" E, 272.80 feet to the Northeast corner of the parcel herein described, being the a point on the Westerly Right-of-way line of the Arenal Canal; Thence continuing along said Westerly Right-of-way line at the Arenal Canal, S 12°54'19" W, 43.59 feet to a point of curvature. Thence, continuing along said Westerly Right-of-way line of the Arenal Main Canal, along a curve to the right, having a radius of 258.49 feet, a central angle of 33°09'59", a chord bearing S 29°29'19" W, 147.55 feet, along and arc length of 149.63 feet to a point of tangency; Thence, continuing along the Westerly Right-of-way line of the Arenal Main Canal, S 45°20'45" W, 375.42 feet, to the Southwest corner of the parcel herein described, being a point of curvature and an intersection of the Westerly Right-of-way line of the Arenal Main Canal and the Easterly Right-of-way line of Coors Boulevard, S.W.; Thence, leaving said Westerly Right-of-way line at the Arenal Main Canal and continuing along the Easterly Right-of-way line of Coors Boulevard, S.W., a curve to the right, having a radius of 32,202.30 feet, a central angle of 00°52'10", a chord bearing N 09°09'59" E, 488.59 feet, along an arc length of 488.59 feet to the Northwest corner of the parcel herein described and point of beginning, containing 1.8655 acres, more or less.

Attachment: Application_Final (2856 : Srp-20120048)



Bernalillo County
Disclosure Statement Format for Minor Subdivision

1. NAME OF SUBDIVISION

Charles B. Payne Subdivision

2. NAME AND ADDRESS OF SUBDIVIDER

Lot 7-A

Marcelo G. Ruiz
6525 4th Street, NW
Albuquerque, NM 87107

Lot 8-A

Marcus M. and Raela T. McCoy
3308 Coors Blvd. SW
Albuquerque, NM 87121

Streantech, Inc. - Agent
c/o Jose A. Silva, El
P.O. Box 93721
Albuquerque, NM 87199-3721

3. CONDITION OF TITLE

Lot 7-A

- Number of Mortgages: One
- Name and address of each mortgagee: Marcelo G. Ruiz; Address Listed Above.
- Number of Real Estate contracts on the subdivided land for which the subdivider is making payments as a purchaser: N/A

Lot 8-A

- Number of Mortgages: One
- Name and address of each mortgagee: Marcus M. and Raela T. McCoy; Address Listed Above
- Number of Real Estate contracts on the subdivided land for which the subdivider is making payments as a purchaser: One – Owner Financing

4. STATEMENT OF ALL RESTRICTIONS OF RECORD THAT SUBLET THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

Lot 7-A

A 5' utility and overhead easement to the Public Service Company of New Mexico shown on the plat of Block H of Charles B. Payne Addition, filed on April 28, 1955 in Plat Book C3, Page 3, exists on the property. No other restrictive easement or Covenants are known within the properties.

Lot 8-A

A 5' utility and overhead easement to the Public Service Company of New Mexico shown on the plat of Block H of Charles B. Payne Addition, filed on April 28, 1955 in Plat Book C3, Page 3, exists on the property. No other restrictive easement or Covenants are known within the properties.

5. DESCRIPTION OF UTILITIES BEING PROVIDED BY DEVELOPER

Lot 7-A

The subdivider will request each and every of these services to the respective provider prior to or during construction, enabling the proposed construction.

Electric Service: Public Service Company of New Mexico

Natural Gas Service: New Mexico Gas Company

Potable Water Service: Albuquerque Bernalillo County Water Utility Authority

Liquid Waste Disposal: Albuquerque Bernalillo County Water Utility Authority

Solid Waste Disposal: Waste Management.

Telephone Service: Qwest/CenturyLink

Refer to Appendix A; for Statements of Service Availability.

Lot 8-A

Electric Service: Public Service Company of New Mexico

Natural Gas Service: New Mexico Gas Company

Potable Water Service: Albuquerque Bernalillo County Water Utility Authority

Liquid Waste Disposal: Albuquerque Bernalillo County Water Utility Authority

Solid Waste Disposal: Waste Management.

Telephone Service: CenturyLink

Refer to Appendix B; for Copies of Utility Bills Already being provided.

The owners are current on their respective payments on each and all services listed above. Refer to Appendix B; for copies of prior monthly billings, describing the respective account number for each of those services.

6. WATER AVAILABILITY (Sec. 74-96 & 74-105)

Water will be available through the Albuquerque Bernalillo County Water Utility Authority. The Albuquerque Bernalillo County Water Utility Authority owns several production wells and recently completed the surface water treatment plant located at the southwest quadrant of Rio Grande and Alameda Road intersection to provide potable water to the citizenry of the City of Albuquerque. Please refer to the Water Utility Authority Availability Statement; Appendix A.

7. LIQUID WASTE DISPOSAL

Liquid Waste Disposal will be available through the Albuquerque Bernalillo County Water Utility Authority. Please refer to the Albuquerque Bernalillo County Water Utility Authority Availability Statement; Appendix A.

8. SOLID WASTE DISPOSAL

Solid Waste Disposal will be available through Solid Waste Management. Please refer to the Solid Waste Management Statement; Appendix A.

9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES

10. SPECIAL PROVISIONS:

Let it be known to all interested buyers, investors, or corporations that all future development on the property located on 3310 Coors Blvd. SE. in Albuquerque, NM.; may be impacted by the future acquisition of additional Twenty Eight (28) Feet of ROW by the New Mexico Department of Transportation with the purpose to expand NM 548, a Public Facility better known as Coors Blvd. The Department or its designated Agents will contact the Owner for proper ROW acquisition negotiations prior to any planned expansion of said facility.

VERIFICATION

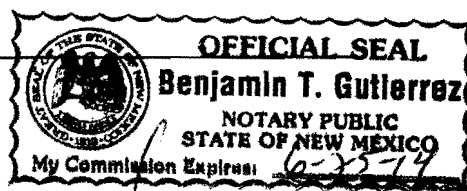
STATE OF NEW MEXICO
County of Bernalillo

Marcello G. Ruiz, SUBSCRIBED and SWORN TO before me on
May 29th, 2012.

My Commission expires:

Notary Public:

6-25-14



Lot 8-A

[Signature] 5-29-12
Date

Marcus M. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract
3B2 and Arenal Main Canal.

Raela McCoy 5-29-12
Date

Raela T. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract
3B2 and Arenal Main Canal.

VERIFICATION

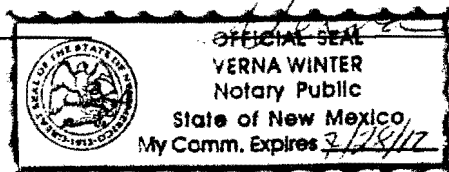
STATE OF NEW MEXICO
County of Bernalillo

Marcus McCoy and Raela McCoy, SUBSCRIBED and SWORN TO before me on
May 29, 2012.

My Commission expires:

Notary Public:

July 28, 2012



3308 & 3310 Coors Blvd. SW; Albuquerque, NM 87105**DISCLOSURE STATEMENT**

FOR ALL MINOR SUBDIVISIONS CONTAINING LESS THAN FIVE (5) PARCELS.

YOU SHOULD READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENT OR AGREE TO ANYTHING.

This disclosure statement is intended to provide you with enough information to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this disclosure statement before you decide to buy, lease or otherwise acquire the described property.

Various Public agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it.

If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the Bernalillo County Clerk's Office.

Building permits, wastewater permits or other use permits must be issued by State or County officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease or otherwise acquire an interest in the land. You should also determine whether such permits are requirements for construction of additional improvements before you occupy the property.

APPENDIXES

Appendix A – Lot 7-A; Statements of Service Availability

Appendix B - Lot 8-A; Copies of Monthly Utility Bill Statements

Appendix C – Agent/Runner Authorization Form

Appendix D – Zone Atlas Map N-10-Z

Appendix E – Proposed Plat

Appendix A

Lot 7-A; Statements of Service Availability

June 27, 2012

Chair

Ken Sanchez
City of Albuquerque
Councilor, District 1

Vice Chair

Wayne Johnson
County of Bernalillo
Commissioner, District 5

Richard J. Berry
City of Albuquerque
Mayor

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Rey Garduño
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Jose A. Silva
Streamtech, Inc.
P.O. Box 93721
Albuquerque, NM 87199

RE: Water and Sanitary Sewer Availability Statement #120503
Charles B. Payne Lots 7 & 8 and MRGCD Map 47 Lot Remainder of 3B2; UPC
#101005446020041202, 101005446018441220 and 1005446216641201
Zone Atlas Map: N-10

Dear Mr. Silva:

Project Information: The subject property is approximately ± 1.1 acres of developed land located just south of the Blake and Coors intersection, on the east side of Coors, within un-incorporated Bernalillo County. The property is located in the 0W pressure zone of the Atrisco Trunk. Current zoning of the site is M-1 and C-1. The request for availability indicates development plans are for the construction of a small office complex and an automobile shop.

Existing Conditions: Water infrastructure in the area includes a six inch, an eight inch and a 16 inch line in Coors, and an eight inch line in a public easement along the northern border of the site. Due to size, type, location and designation service taps to the 16 inch water line in Coors will not be permitted.

Wastewater infrastructure in the area includes an eight inch and a 42 inch line in Coors and an eight inch line which ends at a manhole at the northeast corner of the site. Due to size, type and location service taps to the 42 inch line in Coors will not be permitted.

Service: Currently this site has both water and sanitary sewer service to both lots via accounts #3821389560 and #1721389560.

Additional new metered water and sanitary sewer service to the site is available via routine connection to the existing infrastructure contingent upon compliance with the City Fire Marshal's fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

In accordance with the Bernalillo County Waste Water Ordinance, all plumbed structures on this site must tie to the municipal sewer system.

Fire Protection: No fire flow requirements from the County Fire Marshal's Office was included in the request for availability. New hydrants may be necessary once the Fire Marshall issues the fire flow requirements. All hydrants as well as their exact locations must be approved by the Fire Marshal's Office.

Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the Water Authority Mini-Work Order or Tapping Permit process, depending on the scope of work required. Construction must be by a licensed, bonded, public utility contractor.

Attachment: Application_Final (2856 : Srp-20120048)

Jose A. Silva
Streamtech, Inc.
June 27, 2012
Page 2

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: When metered water service becomes available to this site, the Water Authority is ready, willing, and able to provide the maximum annual requirement for the subject subdivision/project for a period of at least 70 years as required by the Bernalillo County Subdivision Ordinance. However, the Water Authority is also committed to meeting water conservation goals and requirements. Accordingly, all new development utilizing Water Authority services are subject to the requirements for water usage and water conservation requirements as defined by the Water Authority. Where available, outdoor water usage shall utilize reclaimed water. This site is located inside of the Water Authority water service area. All new residential development outside of the Water Authority water service should be designed to meet the standard water usage of 180 gallons per day per household which is equivalent to 75 gallons per capita per day.

Closure: This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Water Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

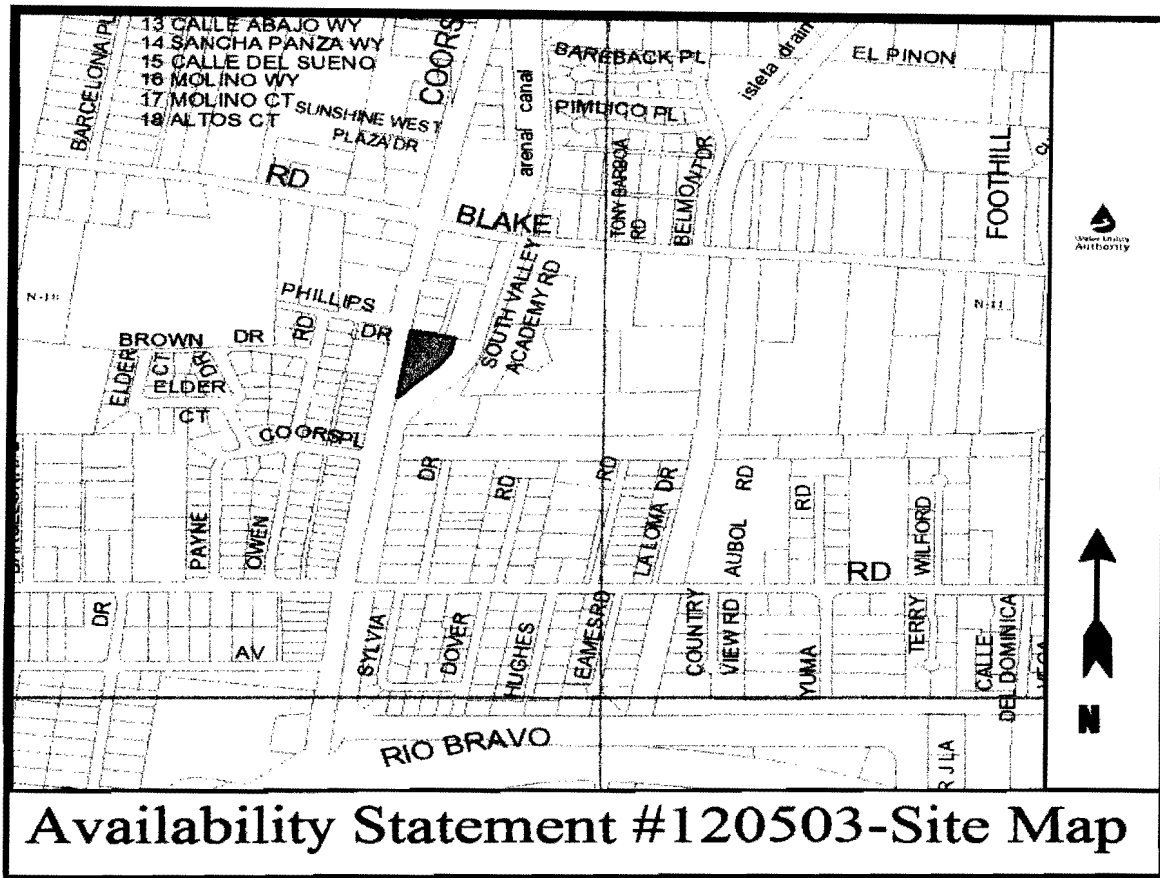


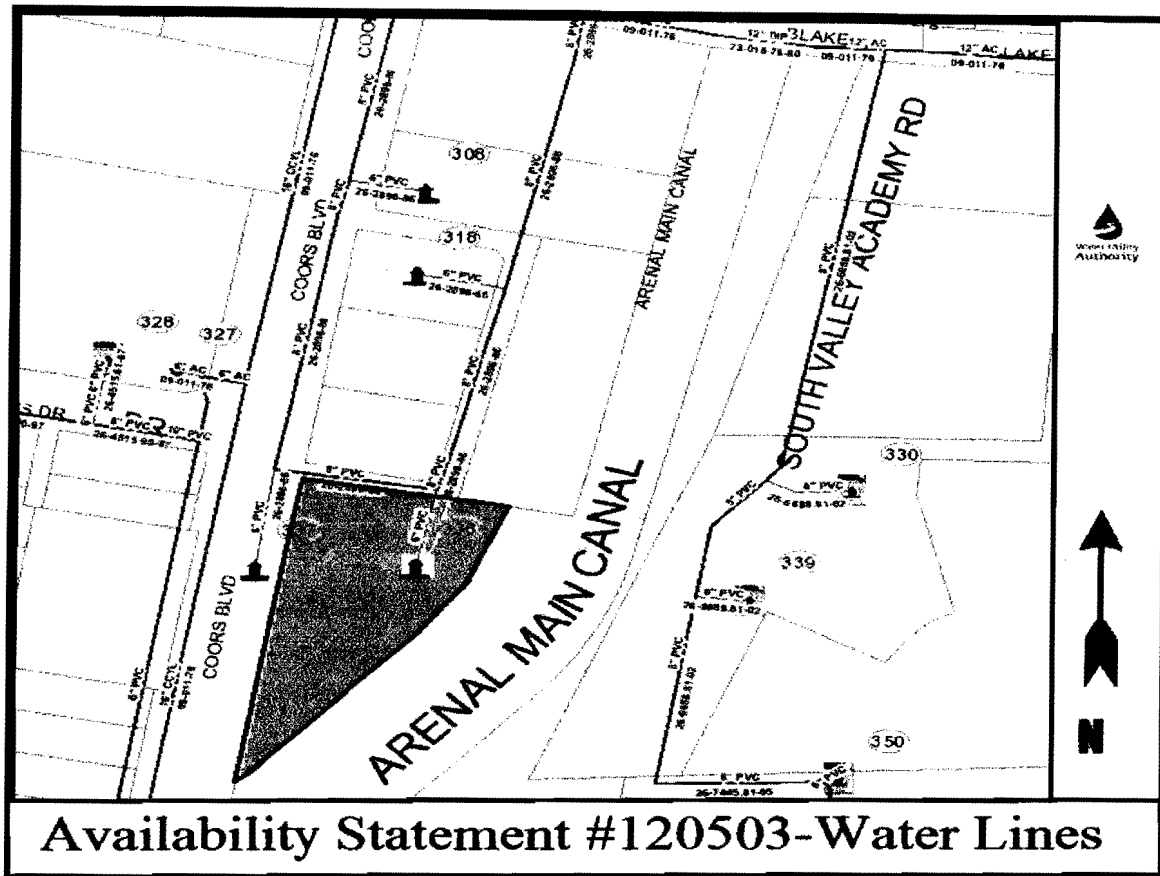
Mark S. Sanchez
Executive Director

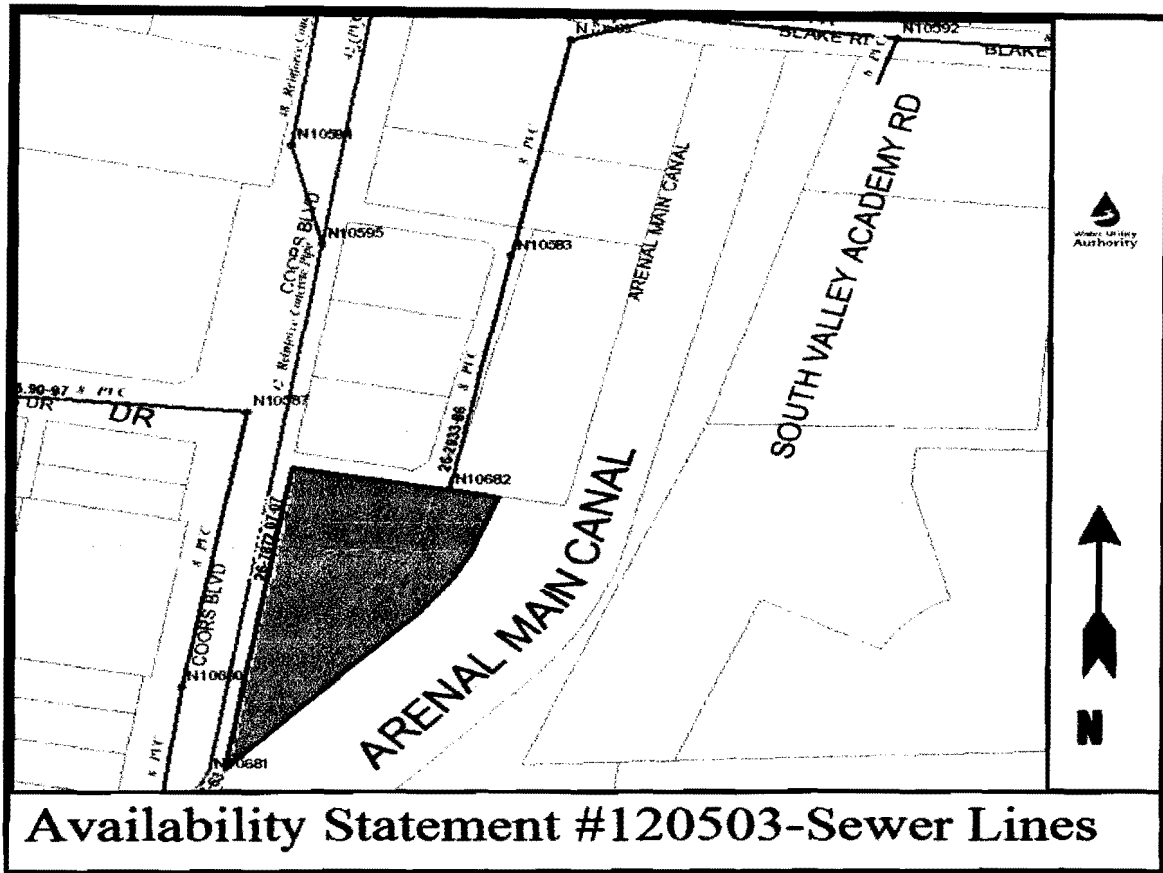
Encl: Site and Infrastructure Maps (3)

E-mail: Nick Hamm, Bernalillo County, Planning Department
Christy Tanner, Bernalillo County, Public Works Department
Chris Gonzales, Bernalillo County, Environmental Health Department
Lucas Tafoya, Bernalillo County, Environmental Health Department
Dan McGregor, Bernalillo County Public Works / Water Resources
f/ Availability N-10

Attachment: Application_Final (2856 : Srp-20120048)









New Mexico

GAS COMPANY

October 27, 2011

Jose A. Silva
Streamtech, Inc.
P O Box 93721
Albuquerque, NM 87199

Subject: Statement of Availability
3308 Coors Blvd SW
Albuquerque, New Mexico

Dear Mr. Silva:

New Mexico Gas Company (NMGC) has reviewed your request and has determined that NMGC can service the referenced project from an existing 4" HP steel main located along the west side of Coors Blvd SW. Enclosed is a site map of the existing NMGC facilities at this location. NMGC would need the total estimated connected BTU load to determine the size of meter and service that would be required for your project.

When available please provide a set of construction plans reflecting the connected BTU load for NMGC to size its equipment accordingly. If you should have any questions and/or if I can assist you in any way do not hesitate to contact me at (505) 891.6995 or (505) 401-7642.

Sincerely,

Joe Herrera

Joe Herrera
Project Manager-Gas Operations
New Mexico Gas Company

Enclosure

Attachment: Application_Final (2856 : Srp-20120048)

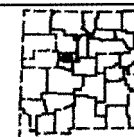


Attachment: Application_Final (2856 : Srp-20120048)

Existing NMGC Facilities
3308 Coors Blvd SW



New Mexico
GAS COMPANY



PNM
Electric Service Center
4201 Edith Blvd NE
Albuquerque, NM 87107
Fax 505-241-3415
www.PNM.com



Date: September 23, 2011

Jose Silva

Subject: Electric Service Availability
Project Location: 3310 Coors Blvd SW

To Whom It May Concern:

Thank you for your inquiry concerning availability of electrical service.

For the property you identified to Public Service Company of New Mexico, (PNM), via a phone call for 3-phase service at the location above, PNM has 3-phase distribution facilities available along the Westside of Coors Blvd South of Rio Bravo as well as on a portion of the property North of La Monica Rd from Coors Blvd East and then the line shifts to the South side of the Rd to approximately Loris Dr.

In order to extend electric facilities to your proposed project site, right-of-way must be granted to PNM and costs that will be incurred as a result of extending electric service facilities must be paid in advance. PNM will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Regulatory Commission, (NMPRC).

In order for PNM to respond to your request for service in an effective and timely manner, please refer to PNM's Electric Service Guide (ESG) Single-Family Homes: Electric Service Requirements for additional information that our office will need. The ESG is available at <http://www.pnm.com/esg>

Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right-of-way, order needed materials, and take care of many other details which are necessary before any construction can begin.

Should you need additional information, please contact me at telephone no. 505-241-3666 or mobile no. 505-401-7632.

Thank you,

Andrea Contreras
Engineering Supervisor

Attachment: Application_Final (2856 : Srp-20120048)



P: 008420 - NYNNNN

PAISANO LAUNDRY
3308 COORS BLVD SW STE A
ALBUQUERQUE NM 87121-7781

1304
RB



Page 1 of 1

Bill Date	Account Number	Service Address
14-SEP-2011	115884781 - 0302965 - 5	3308 COORS BLVD SW STE A ALBUQUERQUE, NM

Billing Summary **Payments Received Since Last Statement (Thank You)** **\$498.36**

	Gas Service	Total
Current Charges	\$456.39	\$456.39
Total Amount Due (This Amount Will Be Drafted)		\$456.39
\$456.39 will be drafted on SEP. 26, 2011		

Helping Others *Please contribute to New Mexico Gas Company's HEAT New Mexico heating assistance fund. Every dollar you give helps those in need. Enclose a donation with your bill payment, visit our website for a pledge form, or call us to contribute.*

How to Contact us	Office Address : 1625 Rio Bravo SW Ste 27 Albuquerque, NM 87105
	Telephone : 505-697-3335 or (1-888-664-2726)
Call Center Hours	Monday - Friday : 7:30 AM - 6:00 PM Website: www.nmgco.com
Payment Options	Pay by Phone : 1-866-680-5512 Pay Online: www.nmgco.com

The OCT cost of gas is estimated to be \$.5375 /therm. For updated prices call 1-888-NMGASCO(1-888-664-2726). Based on last year's usage your next gas bill is estimated to be between \$384.00 and \$465.00.

PLEASE DETACH AND ENCLOSE THIS COUPON WITH CHECK PAYABLE TO NEW MEXICO GAS COMPANY

Account Number
115884781-0302965-5

TOTAL AMOUNT DUE **\$456.39**

Service Address
3308 COORS BLVD SW STE A
ALBUQUERQUE, NM

1304
RB

New Mexico Gas Company
PO Box 173341
Denver, CO 80217-3341

HEAT New Mexico Fund \$
New Mexico Gas Company matches your contribution

TOTAL AMOUNT ENCLOSED \$

\$456.39 will be drafted on SEP. 26, 2011

0 5 1158847810302965 5 00000000000 0 7



Waste Management of New Mexico
Rio Rancho Hauling
1580 E Elwood St
Phoenix AZ 85040
(505) 892-1200
(866) 471-6121 Fax

INVOICE

Customer: PAISANO LAUNDRY
Account Number: 650-0091483-0573
Invoice Date: 0 / 20
Invoice Number: 81713 573
Due Date: Due Up ece
WM ezPay Account ID: 00002-385 5400

Current Invoice Amount	Total Amount
158.35	158.35

Account Summary

Description	
Previous Balance	159.17
Total Credits and Adjustments	0.00
Total Payments Received	159.17-
Total Current Charges	158.35
Total Amount Due	158.35
Total Amount Past Due	0.00

Please pay total amount due. Thank you for your business.

Service Period: 07/01/11-07/31/11

Description	Amount
Commercial	158.35
Total Current Charges	158.35

If full payment of the invoiced amount is not received within 30 days of the invoice date, you will be charged a monthly late fee of 1.5% of the unpaid amount, with a minimum monthly charge of \$3.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

YOUR INVOICE MAY REFLECT A NOMINAL PRICE I

Want to pay this bill on-line? Go to www.wm.com more about WMezPay and make a convenient, s payment.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
158.35	0.00	0.00	0.00	0.00	158.35



Waste Management of New Mexico
Rio Rancho Hauling
1580 E Elwood St
Phoenix AZ 85040
(505) 892-1200
(866) 471-6121 Fax

Learn how we Think Green at
www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
650-0091483-0573-4

Pay your WM
www.wm.com
phone, call 86

Invoice Date	Your Invoice Number
07/01/2011	8171385-0573-7

Due Date	Total Due	Amount Paid
Upon Receipt	158.35	

05736500091483081713850000001583500000015835 9

0028117 01 AT 0.365 **AUTO 8 0 4179 87121-778199-4014 11571C81

PAISANO LAUNDRY
3308 COORS BLVD SW
ALBUQUERQUE NM 87121-7781

Waste Management of New Mexico
Rio Rancho Hauling
PO Box 78251
Phoenix AZ 85062-8251

From everyday collection to environmental protection,
Think Green. Think Waste Management.

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

Packet Pg. 31



Page 1 of 5

PAISANO CENTER
 Bill Date: Aug 25, 2011
 Account No: 505-877-7737 921B

Visit centurylink.com

Balance Forward	New Charges	Total Amount Due	Due Date for New Charges
\$0.00	\$107.31	\$107.31	Sep 11, 2011

Account Summary

Previous Balance

Charges

Adjustment

Payments

CenturyLink

Jul 27

Aug 16

107.34¢

231.26¢

Thank you for your payments.

216.26

122.34

338.60¢

006030 1/3

Balance Forward

\$0.00

New Charges

For questions, call:

Page

Business needs change regularly. As a valued business customer, we want to work with you to provide a complete and cost effective solution for your business.

Call (888) 591-1059 today for a free account consultation with a dedicated business sales consultant.

For billing or technical questions, please call (877) 453-9407.

CenturyLink, P O Box 29040, Phoenix, AZ 85038-9040

1 6

Please fold, tear here and return this portion with your payment.



CenturyLink™

AT 01 006030 42639H 24 A**3DGT



PAISANO CENTER
 3308 COORS BLVD SW
 ALBUQUERQUE NM 87121-7781

Bill Date: Aug 25, 2011
 Account No: 505-877-7737 921B
 Bill Due Date: Sep 11, 2011

New Charges: \$107.31
TOTAL AMOUNT DUE: \$107.31

Amount Enclosed \$ _____

CENTURYLINK
 P O BOX 29040
 PHOENIX, AZ 85038-9040



81 0550587773709217 1260082511 000000000000 000001073105

Attachment: Application_Final (2856 : Srp-20120048)

Appendix C

Agent/Runner Authorization Form

Attachment: Application_Final (2856 : Srp-20120048)



BERNALILLO COUNTY
Zoning, Building, Planning & Environmental Health Department
111 Union Square St. SE, Suite 100
Albuquerque, NM 87102
(505) 314-0450
(505) 314-0480 - fax

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

3310 COORS BLVD. SW, ALBUQUERQUE, NM 87121

ADDRESS OF SUBJECT PROPERTY

Please print

Marcello M. Ruiz
NAME OF PROPERTY OWNER
6530 4th Street, NW
ADDRESS OF PROPERTY OWNER
ALBUQUERQUE, NM 87107
CITY, STATE, ZIP CODE
505-417-1722
PHONE NUMBER

Please print

Streamtech, Inc.
AGENT'S NAME OR COMPANY
P.O. Box 93721
AGENT'S ADDRESS
Albuquerque, NM 87199-3721
CITY, STATE, ZIP CODE
505-307-0199
AGENT'S PHONE NUMBER

Marcello M. Ruiz, the legally registered property owner for the site located at 3310 COORS BLVD. SW, ALBUQUERQUE, NM 87121, which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and / or company to make application and act as my agent concerning the following request:

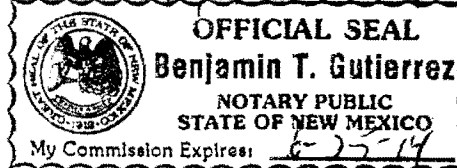
Re-Zone and Re-plat the existing 3 parcels as described on existing legal descriptions into one plat within the new description as described on the proposed property plat.

Print full name

Marcello M. Ruiz
signature

State of New Mexico
Bernalillo County

Subscribed and sworn to before me on this 29th / May
Day of May
Notary Public
My commission expires





BERNALILLO COUNTY

Zoning, Building, Planning & Environmental Health Department
 111 Union Square St. SE, Suite 100
 Albuquerque, NM 87102
 (505) 314-0450
 (505) 314-0480 - fax

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

3308 COORS BLVD. SW; ALB. NM 87121

ADDRESS OF SUBJECT PROPERTY

Please print

Please print

MARCUS M. & RAELA T. MCCOY
 NAME OF PROPERTY OWNER

STREAMTECH, INC.
 AGENT'S NAME OR COMPANY

3308 COORS BLVD. SW
 ADDRESS OF PROPERTY OWNER

P.O. Box 93721
 AGENT'S ADDRESS

ALBUQUERQUE, NM 87121
 CITY STATE ZIP

ALBUQUERQUE NM 87199
 CITY STATE ZIP

505-450-6431
 PHONE NUMBER

505-307-0199
 AGENT'S PHONE NUMBER

WE MARCUS MCCOY & RAELA MCCOY, the legally registered property owner for the site located at 3308 COORS BLV. SW, which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

RE-ZONE & RE-PLAT THE EXISTING 3 PARCELS
AS DESCRIBED ON EXISTING LEGAL DESCRIPTIONS INTO
ONE PLAT WITH A NEW LEGAL DESCRIPTION AS
DESCRIBED ON THE PROPOSED PROPERTY PLAT.

Marcus McCoy
 PRINT FULL NAME

Raela McCoy
 Print Full Name

State of New Mexico
 Bernalillo county

Subscribed and sworn to before me on this

28th

Day of JANUARY

Notary Public

My commission expires



OFFICIAL SEAL
 Vincent Smith
 Notary Public
 State of New Mexico
 My Comm. Expires 12-1-15

Signature

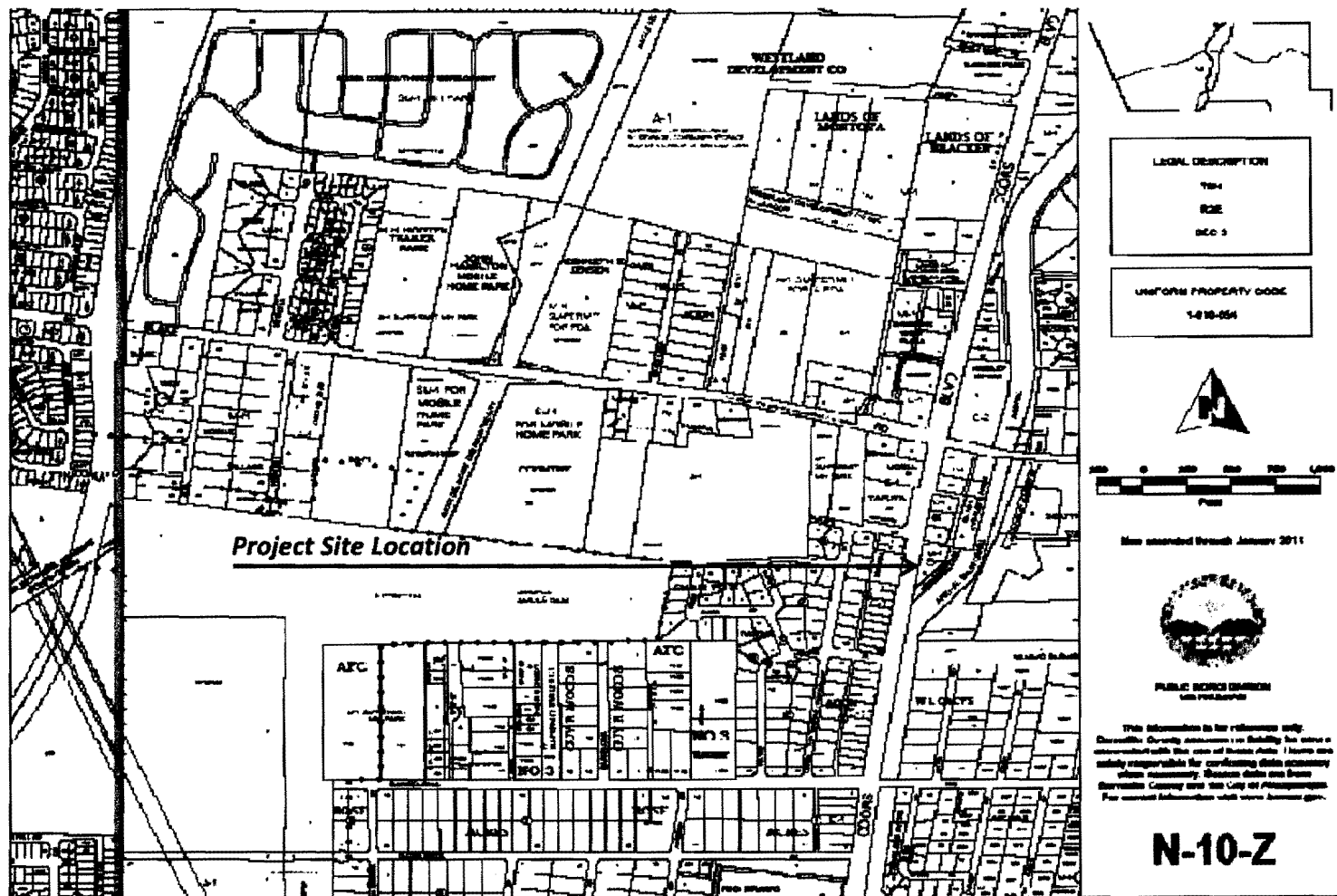
Raela McCoy
 SIGNATURE

12-1-15

Appendix D

Zone Atlas Map N-10-Z

Attachment: Application_Final (2856 : Srp-20120048)



Attachment: Application_Final (2856 : Srp-20120048)

STREAMTECH, INC.

P.O. Box 93721
Albuquerque, NM 87199-3721
TEL. 505-307-0199
Streamtechsw.com

**AERIAL PHOTO**

06-26-2012

NTS

REVISIONS

NO.	BY	DATE	DESCRIPTION
CONTACT:			JOSE A. SILVA
PHONE:			505-307-0199
Email:			jsilva@streamtechsw.com

ZONE ATLAS MAP
N-10-Z

Appendix E

Special Warranty Deed

SPECIAL WARRANTY DEED

HOMERO VARELA, a married man as his sole and separate property, for consideration paid, grants to MARCELLO G. RUIZ, an unmarried man, whose address is 6525 4th Street, NW, Albuquerque, New Mexico 87107, the following described real estate in Bernalillo County, New Mexico:

Parcel I:

Lot numbered Seven (7) in Block lettered "H" of the Charles B. Payne Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1955.

Parcel II:

A certain parcel of land situate in Section 3, Township 9 North, Range 2 East, New Mexico Principal Meridian, and being identified as a portion of Tract 382 on Middle Rio Grande Conservancy District Property Map No. 47, Bernalillo County, New Mexico, together with a Westerly portion of the Arenal Canal, said parcel being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the parcel herein described, being a point identical to the Northeast corner of Lot numbered Seven (7) in Block "H" of the Charles B. Payne Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1955; thence S 80° 05' 40" E, 120.23 feet distance to the Northeast corner of the parcel herein described; thence S 12° 10' 45" W, 43.09 feet distance to a point of curve; thence Southwesterly 57.73 feet distance along the arc of a curve bearing to the right having a radius of 258.49 feet to the Southeast corner of the parcel herein described; thence N 80° 05' 40" W, 128.79 feet distance to the Southwest corner of the parcel herein described, being a point on curve; thence Northeasterly 63.99 feet distance along the arc of a curve bearing to the left having a radius of 157.90 feet to a point of tangency; thence N 13° 25' 00" E, 38.72 feet distance to the point of beginning.

with special warranty covenants.

WITNESS my hand and seal on September 10, 2007.

Homero Varela
HOMERO VARELA

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 11, 2007, by HOMERO VARELA, a married man.

MY COMMISSION EXPIRES:

6-2-10

[Signature]
NOTARY PUBLIC



OFFICIAL SEAL
JUDY ARAGON
NOTARY PUBLIC, STATE OF NEW MEXICO
My commission expires 6-2-10

Doc# 2012030268

03/27/2012 10:34 AM Page: 1 of 1
SP40 R: \$25.00 N. Toulouse Oliver, Bernalillo County
[Barcode]

Attachment: Application_Final (2856 : Srp-20120048)

Appendix F

Bernalillo County Disclosure Statement

Attachment: Application_Final (2856 : Srp-20120048)

CENTENARIO PLAZA
DISCLOSURE STATEMENT

FOR ALL MINOR SUBDIVISIONS CONTAINING LESS THAN FIVE (5) PARCELS.

YOU SHOULD READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENT OR AGREE TO ANYTHING.

This disclosure statement is intended to provide you with enough information to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this disclosure statement before you decide to buy, lease or otherwise acquire the described property.

Various Public agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it.

If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the Bernalillo County Clerk's Office.

Building permits, wastewater permits or other use permits must be issued by State or County officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease or otherwise acquire an interest in the land. You should also determine whether such permits are requirements for construction of additional improvements before you occupy the property.

Appendix G

Plat of Proposed Legal Division & Professional Surveyor Certification

PNM
Electric Service Center
4201 Edith Blvd NE
Albuquerque, NM 87107
Fax 505-241-3415
www.PNM.com



Date: September 23, 2011

Jose Silva

Subject: Electric Service Availability
Project Location: 3310 Coors Blvd SW

To Whom It May Concern:

Thank you for your inquiry concerning availability of electrical service.

For the property you identified to Public Service Company of New Mexico, (PNM), via a phone call for 3-phase service at the location above, PNM has 3-phase distribution facilities available along the Westside of Coors Blvd South of Rio Bravo as well as on a portion of the property North of La Monica Rd from Coors Blvd East and then the line shifts to the South side of the Rd to approximately Loris Dr.

In order to extend electric facilities to your proposed project site, right-of-way must be granted to PNM and costs that will be incurred as a result of extending electric service facilities must be paid in advance. PNM will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Regulatory Commission, (NMPRC).

In order for PNM to respond to your request for service in an effective and timely manner, please refer to PNM's Electric Service Guide (ESG) Single-Family Homes: Electric Service Requirements for additional information that our office will need. The ESG is available at <http://www.pnm.com/esg>

Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right-of-way, order needed materials, and take care of many other details which are necessary before any construction can begin.

Should you need additional information, please contact me at telephone no. 505-241-3666 or mobile no. 505-401-7632.

Thank you,

Andrea Contreras
Engineering Supervisor

Attachment: Application_Final (2856 : Srp-20120048)

**WASTE MANAGEMENT**

PO BOX 15700
RIO RANCHO, NM 87174
505/892-8890
505/892-2587 - Fax

Mr. Jose Silva,

Streamtech, Inc

October 19, 2011

Dear Mr. Silva,

This letter is to confirm that Waste Management is willing and able to provide trash service at the business to be located at 3310 Coors Blvd SW. Since this address is apparently outside the city limits of the City of Albuquerque, we will be happy to provide service for this location.

Please feel free to contact me should you have any questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read 'Daniel Dunn'.

Daniel Dunn
Outside Sales Representative

Attachment: Application_Final (2856 : Srp-20120048)

Appendix B

Lot 8-A; Copies of Monthly Utility Bill Statements



Albuquerque Bernalillo County Water Utility Authority

P.O. Box 1313
Albuquerque NM 87103-1313

PAISANO CAR WASH
Account Number: 1721 **1.a**
Billing Date: 09/30/2011
Due Date: 10/17/2011

Water Bills (505) 842-WATR (9287)
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
To Pay on-line: <http://www.abcwua.org>

Bill Number: 172130373423

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

10/17/11
H 1094

Account Summary as of 09/30/2011

Previous Balance	\$678.43
Payment Received	-678.43
Balance Forward	0.00
Total Adjustments (Billed & Unbilled)	0.00
Current Charges	724.92
Total Amount Due	\$724.92

Service Address: 3308B COORS BLVD SW

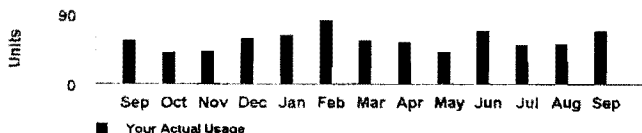
Water Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 1721389178

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
27497	4	65	65	09/30/2011	15,671 Reg	08/29/2011	15,603 Reg	68	50,864

Reg = Regular Reading Est = Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	107.03
Commodity Charge (Units x \$0.947)	64.40
State Surcharge (Units x \$0.0244)	1.66
Facility Rehab	26.97
Franchise Fee	7.94
Tax	10.40
Subtotal	218.40

Wastewater Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 1721389923

Base Charge	124.99
Commodity Charge (Units x \$0.892)	55.08
Facility Rehab	59.37
Franchise Fee	9.58
Tax	12.45
Subtotal	261.47

See reverse for additional charges

Attachment: Application_Final (2856 : Srp-20120048)



Albuquerque Bernalillo County Water Utility Authority

P.O. Box 1313
Albuquerque NM 87103-1313

PAISANO LAUNDRY
Account Number: 382138 **1.a**
Billing Date: 09/30/2011
Due Date: 10/17/2011

Water Bills (505) 842-WATR (9287)
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
To Pay on-line: <http://www.abcwua.org>

Bill Number: 382134768828

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

10-17-11
✓ H 1495

Account Summary as of 09/30/2011	
Previous Balance	\$1,241.03
Payment Received	-1,241.03
Balance Forward	0.00
Total Adjustments (Billed & Unbilled)	0.00
Current Charges	1,232.54
Total Amount Due	\$1,232.54

Service Address: 3308A COORS BLVD SW

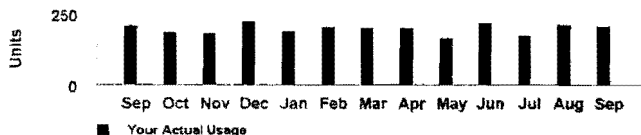
Water Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 3821389289

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
27400	4	202	202	09/30/2011	61,962 Reg	08/29/2011	61,757 Reg	205	153,340

Reg = Regular Reading Est=Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	107.03
Commodity Charge (Units x \$0.947)	194.14
State Surcharge (Units x \$0.0244)	5.00
Facility Rehab	46.15
Franchise Fee	13.89
Tax	18.31
Subtotal	384.52

Wastewater Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 3821389498

Base Charge	124.99
Commodity Charge (Units x \$0.892)	171.17
Facility Rehab	101.15
Franchise Fee	15.89
Tax	20.66
Subtotal	433.86

See reverse for additional charges

Attachment: Application_Final (2856 : Srp-20120048)



P: 7889 - 110001

RAELA MCCOY
3308 COORS BLVD SW STE C
ALBUQUERQUE NM 87121-7781

1310
RB

10/12/11
✓ # 1492

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0302967 - 7	3308 COORS BLVD SW STE C ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$52.19
	Electric Service	
Current Charges	\$50.50	Total \$50.50
Total Amount Due		\$50.50

Please pay \$50.50 no later than OCT. 06, 2011



P: 8759 - 110001

RAELA MCCOY
3308 COORS BLVD SW STE A
ALBUQUERQUE NM 87121-7781

1308
RB

10/12/11
✓ # 1491

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0302965 - 9	3308 COORS BLVD SW STE A ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$673.26
	Electric Service	
Current Charges	\$644.07	Total \$644.07
Total Amount Due		\$644.07

Please pay \$644.07 no later than OCT. 06, 2011

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.

Now you can get your PNM bill via email. If you still get a paper bill, you can go paperless. Previously, you had to sign up for automatic recurring payments, but now you can get your bill via email and pay however you want. See the article in Energy Works for details.

Faster service. Our call center is busiest before 10 am and after 4 pm. More calls means longer wait times. To get help faster, try calling between 10 am and 4 pm. And Monday is usually the busiest day of the week. The PNM call center is open weekdays from 7:30 am to 6 pm. Or even better, use our automated telephone system to get answers any time. You can make a payment, check your balance, request a payment extension and more.

No estimated meter readings. The meter readings for all PNM business customer bills are actual readings. We do not estimate meter readings for business accounts if the meter is working properly.

How to Contact us	Office Address	: Alvarado Square, Albuquerque NM 87158	Website: PNM.com
	Telephone	: 246-5700 or 1-888-DIAL-PNM (1-888-342-5766)	
Call Center Hours	Monday - Friday	: 7:30 AM - 6:00 PM	
Payment Options	Pay by Phone	: 1-800-807-4579	Pay On-Line: PNM.com/pay

Packet Pg. 48

Attachment: Application_Final (2856 : Srp-20120048)



P: 10452 - 110001

RAELA MCCOY

F

3308 COORS BLVD SW
ALBUQUERQUE NM 87121-7781

12-12-11
H 1488

1304
RB

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0303014 - 8	3308 COORS BLVD SW # F ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$55.32
Current Charges	Electric Service	Total
	\$56.45	\$56.45
Total Amount Due		\$56.45
Please pay \$56.45 no later than OCT. 06, 2011		

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.

Now you can get your PNM bill via email. If you still get a paper bill, you can go paperless. Previously, you had to sign up for automatic recurring payments, but now you can get your bill via email and pay however you want. See the article in Energy Works for details.

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	Telephone	: 246-5700 or 1-888-DIAL-PNM (1-888-342-5766)	Website: PNM.com
Call Center Hours	Monday - Friday	: 7:30 AM - 6:00 PM	
Payment Options	Pay by Phone	: 1-800-807-4579	Pay On-Line: PNM.com/pay

Attachment: Application_Final (2856 : Srp-20120048)



P: 11879 - 110001

RAELA MCCOY
3308 COORS BLVD SW
ALBUQUERQUE NM 87121-7781

1309
RB

PAID
12-12-11
1489

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0302966 - 8	3308 COORS BLVD SW ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$39.30
	Electric Service	
Current Charges	\$35.38	Total \$35.38
Total Amount Due		\$35.38

Please pay \$35.38 no later than OCT. 06, 2011

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.



P: 0220 - 110001

RAELA MCCOY
3308 COORS BLVD SW STE D
ALBUQUERQUE NM 87121-7781

1311
RB

PAID
12-12-11
1490

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0302969 - 5	3308 COORS BLVD SW STE D ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$424.67
	Electric Service	
Current Charges	\$401.11	Total \$401.11
Total Amount Due		\$401.11

Please pay \$401.11 no later than OCT. 06, 2011

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.

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Faster service. Our call center is busiest before 10 am and after 4 pm. More calls means longer wait times. To get help faster, try calling between 10 am and 4 pm. And Monday is usually the busiest day of the week. The PNM call center is open weekdays from 7:30 am to 6 pm. Or even better, use our automated telephone system to get answers any time. You can make a payment, check your balance, request a payment extension and more.

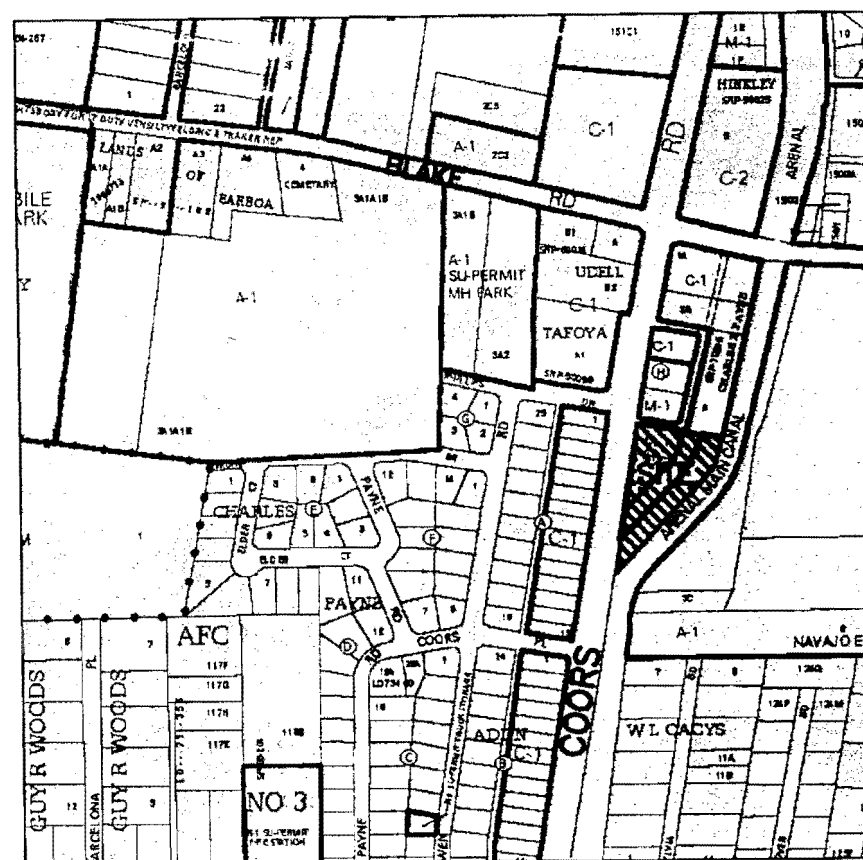
No estimated meter readings. The meter readings for all PNM business customer bills are actual readings. We do not estimate meter readings for business accounts if the meter is working properly.

How to Contact us	Office Address	: Alvarado Square, Albuquerque NM 87158	
	Telephone	: 246-5700 or 1-888-DIAL-PNM (1-888-342-5766)	Website: PNM.com
Call Center Hours	Monday - Friday	: 7:30 AM - 6:00 PM	
Payment Options	Pay by Phone	: 1-800-807-4579	Pay On-Line: PNM.com/pay

Packet Pg. 50

Attachment: Application_Final (2856 : Srp-20120048)

VICINITY MAP (N-10)



SUBDIVISION DATA

1. Zone Atlas Index No. N-10
2. Gross Subdivision Acreage: 1.8655 Acres
3. Net Subdivision Acreage: 1.8655 Acres
4. Total Number of Lots created - 2 -
5. Miles of road dedicated: -0-
6. Current Zoning: C-1, M-1, & UNZONED

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two lots from six existing parcels.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983.
2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monuments.
3. A grading and drainage plan prepared by an engineer registered in the State of New Mexico may be required with future development of these lots.
4. Cross lot drainage must not be increased or impacted by development of these lots.
5. These lots must accept storm water runoff from adjacent roadways and properties as it currently exists.
6. No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan.

SEE SHEET 2 OF 2 FOR EASEMENT NOTES

COUNTY CLERK RECORDING LABEL HERE

SURVEY DESCRIPTION:

Lots numbered Seven (7) and Eight (8) in Block lettered "H" of the Charles B. Payne Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1955 in Plat Book C3, page 3, together with a certain parcel of land situate in Projected Section 3, Township 9 North, Range 2 East, New Mexico Principal Meridian, and being identified as a portion of Tract 3B2 on Middle Rio Grande Conservancy District Property Map No. 47, Bernalillo County, New Mexico, together with a Westerly portion of the Arenal Canal, said parcel being more particularly described as follows: Beginning at the Northwest corner of the parcel herein described, being a point identical to the Northwest corner of said Lot 7, being a point on the Easterly Right-of-way line of Coors Boulevard, S.W., from whence the ACS Monument "4-N10" (x=1,499,594.947, y=1,469,296.943, NMSP Central Zone, NAD 83) bears N 66°03'43" W, 2580.29 feet distant; THENCE leaving said Easterly Right-of-way line of Coors Boulevard, S.W., S 79°17'41" E, 272.80 feet to the Northeast corner of the parcel herein described, being a point on the Westerly Right-of-way line of the Arenal Main Canal; Thence continuing along said Westerly Right-of-way line of the Arenal Main Canal, S 12°54'19" W, 43.59 feet to a point of curvature; Thence, continuing along said Westerly Right-of-way line of the Arenal Main Canal, along a curve to the right, having a radius of 258.49 feet, a central angle of 33°09'59", a chord bearing S 29°29'19" W, 147.55 feet, along an arc length of 149.63 feet to a point of tangency; Thence, continuing along said Westerly Right-of-way line of the Arenal Main Canal, S 45°20'45" W, 375.42 feet, to the Southwest corner of the parcel herein described, being a point of curvature and an intersection of the Westerly Right-of-way line of the Arenal Main Canal and the Easterly Right-of-way line of Coors Boulevard, S.W.; Thence, leaving said Westerly Right-of-way line of the Arenal Main Canal and continuing along the Easterly Right-of-way line of Coors Boulevard, S.W., a curve to the right, having a radius of 32,202.30 feet, a central angle of 00°52'10", a chord bearing N 09°09'59" E, 488.59 feet, along an arc length of 488.59' to the Northwest corner of the parcel herein described and point of beginning, containing 1.8655 acres, more or less.

FREE CONSENT AND DEDICATION

The division of the land described hereon and granting of all public easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants holding complete and indefeasible title in fee simple to the land as shown replatted hereon.

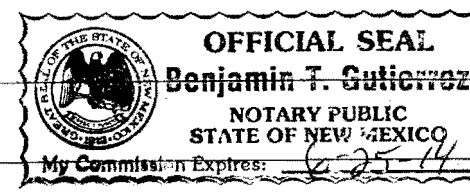
Marcello G. Ruiz 5/29/2012
Marcello G. Ruiz, Owner of Lot 7 and adjoining portions of Tract 3B2 and Arenal Main Canal Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 29th day of May 2012, the foregoing instrument was acknowledged before me by Marcello G. Ruiz.

My Commission expires 6-25-14
Benjamin T. Gutierrez
Notary Public



FREE CONSENT AND DEDICATION

The division of the land described hereon and granting of all public easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants holding complete and indefeasible title in fee simple to the land as shown replatted hereon.

Marcus M. McCoy 5-29-12
Marcus M. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract 3B2 and Arenal Main Canal
Raela T. McCoy 5-29-12
Raela T. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract 3B2 and Arenal Main Canal

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 29 day of MAY 2012, the foregoing instrument was acknowledged before me by Marcus M. & Raela T. McCoy.

My Commission expires July 28, 2012
Wendy
Notary Public

PLAT OF LOTS 7-A & 8-A, BLOCK H CHARLES B. PAYNE ADDITION BERNALILLO COUNTY, NEW MEXICO

A SUBDIVISION OF LOTS 7 & 8, BLOCK H, OF THE CHARLES B. PAYNE ADDITION, A PORTION OF TRACT 3-B-2 OF M.R.G.C.D. MAP 47, AND A PORTION OF THE ARENAL MAIN CANAL WITHIN PROJECTED SECTION 3, T. 9 N., R. 2 E., N.M.P.M., TOWN OF ATRISCO GRANT BERNALILLO COUNTY, NEW MEXICO

APPROVALS AS SPECIFIED BY THE BERNALILLO COUNTY SUBDIVISION ORDINANCE. MAY 2012 PROJECT NO. SRP 20120048

CITY SURVEYOR

Bernalillo County Development Review Authority, Chair

Bernalillo County Zoning

Bernalillo County Environmental Health

Bernalillo County Public Works Department

Bernalillo County Fire Marshal

A.B.C.W.U.A.

A.M.A.F.C.A.

M. R. G. C. D.

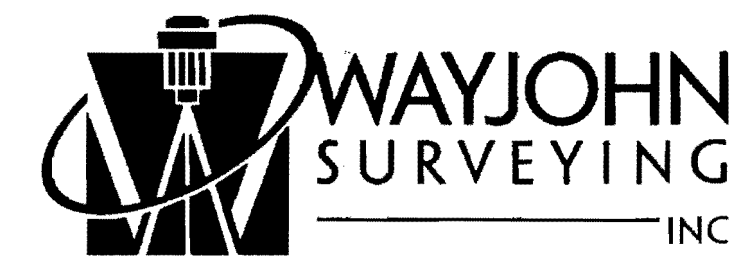
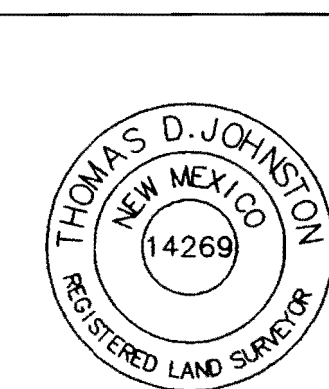
APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED _____ DATE _____

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Bernalillo County Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 5-29-12
Thomas D. Johnston, N.M.P.S. No. 14269 Date



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER(S): MARCUS M. & RAELE T. MCCOY MARCELLO G. RUIZ LOCATION: PROJECTED SECTION 3 T. 9 N., R. 2 E., N.M.P.M. TOWN OF ATRISCO GRANT BERNALILLO COUNTY, NEW MEXICO	DRAWN: T R J CHECKED: T D J DRAWING NO. SP60111.DWG	SCALE: 1" = 40' 22 MAY 2012	FILE NO. SP-6-01-2011 SHEET 1 OF 2
--	--	-----------------------------------	--

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: **30/MAY/2012**
Application Number: **SRP 20120048**
Hearing Date: **14/JUN/2012**

OWNER

OWNER	RUIZ MARCELLO G		PHONE	417-1722	
MAILING ADDRESS	6525 4TH ST NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87107

AGENT

AGENT	STREAMTECH INC		PHONE	307-0199	
MAILING ADDRESS	10118 4TH ST NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87114

SITE INFORMATION

SITE ADDRESS			3310 COORS BLVD SW, ALBUQUERQUE, NM 87105	
DIRECTIONS				
12/20/10: CHANGED FROM 3308 COORS BLVD SW. WB				
LEGAL DESCRIPTION				
* 007 H CHARLES B PAYNE ADD				
MAP #	N-10	CURRENT ZONE(S)	M-1	PROPERTY SIZE in acre .32949530693296602387511478
UPC #	101005446020041202	PROPOSED ZONE(S)		SUBDIVISION NAME CHARLES B. PAYNE ADDITION
EXISTING BUILDING & USE				
PROPOSED BUILDING & USE				
PLSRP SUMMARY REVIEW PROCEDURES				

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3	
EXISTING LOTS: 6	
PROPOSED LOTS: 2	
TOTAL ACREAGE: 1.8655	
PLAT TYPE: SKETCH // 5/30/12 // JK	
COMP PLAN DESIGNATION: SEMI-URBAN	
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date

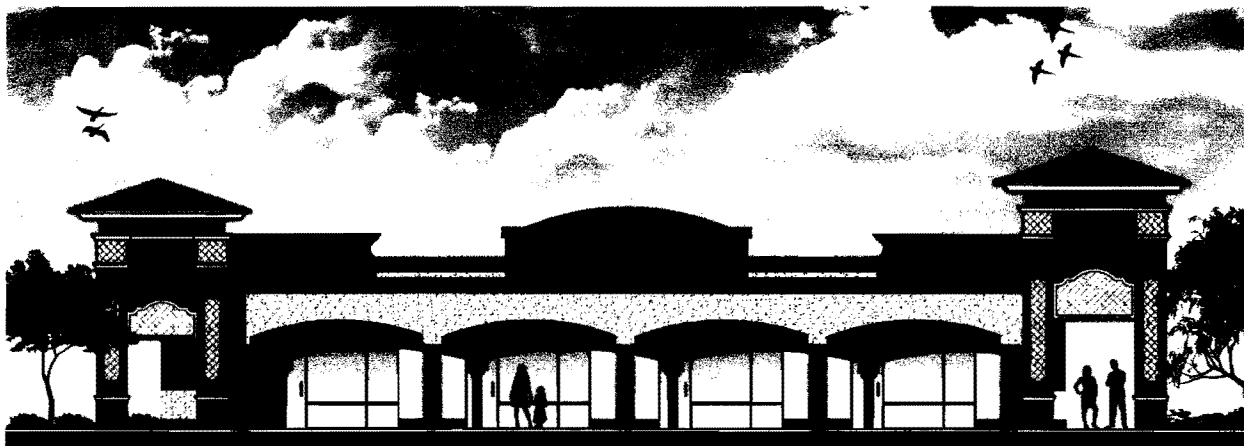
5-30-12

Attachment: Application_Sketch (2856 : Srp-20120048)

SKETCH PLAT

DISCLOSURE STATEMENT FOR MINOR SUBDIVISION

SUBMITTED TO BERNALILLO COUNTY



PREPARED AND SUBMITTED BY

STREAMTECH, INC.

IN ASSOCIATION WITH
NEW REPUBLIC ARCHITECTURE
WESTERN TECHNOLOGIES, INC.

MAY 25, 2012

Attachment: Application_Sketch (2856 : Srp-20120048)

Table of Contents

Cover Letter.....	i
Statement of Declaration.....	ii
a. Vicinity Map	
Application for a Minor Subdivision of Land.....	iii
Legal Description.....	iv
Disclosure Statement for Minor Subdivision.....	1

FIGURES

Vicinity Map

APPENDIXES

Lot – A; Statements of Services Availability

Lot 8-A; Copies of Monthly Utility Bill Statements

Agent/Runner Authorization Form

Zone Atlas Map N-10-Z

Special Warranty Deed

Bernalillo County Disclosure Statement

Drawing of Proposed Land Division & Professional Surveyor Certification

Streamtech, Inc.

P.O. Box 93721; Albuquerque, NM; 87199
505-307-0199

May 25, 2012

Bernalillo County
Zoning, Building, Planning & Environmental Health
c/o Mr. Enrico Gradi
Program Planner
111 Union Square SE
Suite 100
Albuquerque, NM 87102

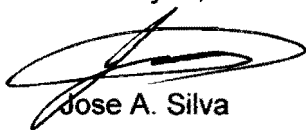
Ref.: Application for SKETCH PLAT

Dear Mr. Gradi,

Attached you will find the application, preliminary plat, disclosure Statement, and management plans for the above referenced commercial development.

Should any questions arise or need additional information, please contact me at 505-307-0199 or via e-mail at jsilva@streamtechsw.com.

Thank you,



Jose A. Silva
Streamtech, Inc.
P.O. Box 93721
Albuquerque, NM 87199-3721

cc: file

Attachment: Application_Sketch (2856 : Srp-20120048)

Streamtech, Inc.

P.O. Box 93721; Albuquerque, NM; 87199
505-307-0199

May 25, 2012

Bernalillo County
Zoning, Building, Planning & Environmental Health
c/o Mr. Enrico Gradi
Program Planner
111 Union Square SE
Suite 100
Albuquerque, NM 87102

Ref.: Application for SKETCH PLAT

Dear Mr. Gradi,

The general scope of this project is to Re-plat the properties located at 3308 and 3310 Coors Blvd, SW; in Albuquerque, New Mexico. The aforementioned properties are composed of Three (3) parcels each. Both of these properties are recorded under different Zoning designations (M1; C; and an un-zoned parcel), within the parcels that make up each addressed property. Both of these properties include a parcel purchased from MRGCD in the past. Title search was performed and found satisfactory.

The intent of our request is to obtain approval and the respective Bernalillo County Authorities consent to formally merge these properties into one; the resulting properties should be two (2) separate properties holding the designated addresses cited above. Upon your approval, both of the resulting properties will be recorded at the County Clerk's Office.

The property at 3308 Coors Blvd. SW is fully developed and presently houses a car wash, a laundry mat, and self-storage units. While the property at 3310 Coors Blvd. SW is undeveloped, although some grading and draining improvements were noted, including a cast in place concrete retaining wall on the east boundary, chain link fence, electricity on site, and a bill board. In addition, the NMDOT has issued a driveway permit for this property, dated on January 6th, 2011.

It is the wish of Mr. Marcelo G. Ruiz, a single man and owner of 3310 Coors. Blvd.; and Mr. Marcus M. and Raela T. McCoy, husband and wife, and owners of 3308 Coors Blvd.; to take these steps and merge their respective properties into one parcel; **Refer to the Vicinity map below.**

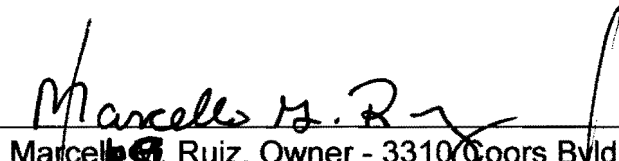
We, the undersigned have built consensus that this request adequately represents our wishes and the existing property conditions, and that we have reviewed and agreed with the findings by Streamtech, Inc.

Streamtech, Inc.

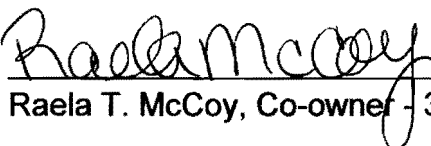
P.O. Box 93721; Albuquerque, NM; 87199

505-307-0199

Recommends Approval:

Jose A. Silva, EI
Project Development EngineerDate: MAY 25, 2012**Concur:**

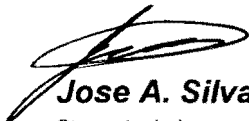
Marcello H. Ruiz, Owner - 3310 Coors Blvd. SWDate: 5/27/2012

Marcus M. McCoy, Co-owner - 3308 Coors Blvd. SWDate: 5-29-12

Raela T. McCoy, Co-owner - 3308 Coors Blvd. SWDate: 5-29-12

Should any questions arise or need additional information, please contact me.

Thank you,


Jose A. Silva

Streamtech, Inc.
P.O. Box 93721
Albuquerque, NM 87199-3721
505-307-0199

jsilva@streamtechsw.com

cc: file



STREAMTECH, INC.

P.O. Box 93721
Albuquerque, NM 87199-3721
TEL. 505-307-0199
streamtechsw.com



VICINITY MAP
3308 & 3310 COORS BLVD.
ALBUQUERQUE, NM 87105

05/25/2012

NTS

REVISIONS

NO.	BY	DATE	DESCRIPTION

Contact: ENRICO GRADI

Phone: 505-314-0480

Email: egradi@bernco.gov

FIGURE 1

Attachment: Application_Sketch (2856 : Srp-20120048)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER: Marcelo G. Ruiz – Lot 7-A / Marcus M. and Raela T. McCoy – Lot 8-A

PHONE: 505-417-1722 / 505-450-6431

ADDRESS/CITY/ZIP: ~~6525~~ ⁶⁵³⁰ 4th Street, NW; Albuquerque, NM 87107 / 3008 Coors Blvd. SW; Albuquerque, NM 87121-7781

AGENT: Streamtech, Inc. c/o Jose Silva, El

PHONE: 505-307-0199

ADDRESS/CITY/ZIP: P.O. Box 93721; ALBUQUERQUE, NM 87199

LEGAL DESCRIPTION

UPC #	1	0	1	0	0	5	4	4	6	0	2	0	0	4	1	2	0	2	SUBDIVISION NAME
UPC #	1	0	0	0	0	5	4	4	6	0	1	8	4	4	1	2	2	0	CHARLES B. PAYNE ADDITION
UPC #	1	0	1	0	0	5	4	4	6	2	1	6	6	4	1	2	0	1	Please list any additional UPC numbers on a separate sheet
UPC #	1	0	1	0	0	5	4	4	6	2	1	6	6	4	1	2	0	1	Please list any additional UPC numbers on a separate sheet

SECTION I: SUBDIVISIONTYPE (check one):☐ TYPE 1 ☐ TYPE 4☐ TYPE 2 ☐ TYPE 5☒ TYPE 3# EXISTING LOTS 6PROPOSED # OF LOTS 2TOTAL
ACREAGE 1.8655SPECIAL PROCEDURES(check one):☒ REPLAT☐ LOT LINE ☐ OTHER

ADJUSTMENT

YEARS LAST DIVIDED:

☒ > 7 YEARS ☐ < 7 YEARSSECTION II: REVIEW PROCEDURES(Check one)☐ RESUBMITTALMINOR SUBDIVISION TYPE 3 (5 – LOTS) OR
TYPE 5 (SUMMARY REVIEW):☐ SKETCH PLAT☐ FINAL PLATMAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
LOTS) OR TYPE 4☐ SKETCH PLAT☐ PRELIMINARY PLAT☐ FINAL PLAT☐ SKETCH FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II, REFER
TO REVERSE SIDE OF FORM)OFFICIAL USE ONLY

ZONE ATLAS

Pg: N-10-Z

ZONE

CLASS _____

COMPREHENSIVE PLAN
LAND USE DESIGNATION:PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS NV

EM SV

SW NW

OFFICIAL USE ONLY

FEES:

APPLICATION FEE: _____

OTHER FEES: _____

TOTAL FEE: _____

RECEIPT #: _____

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Status. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature: Date: 5-30-12OFFICE USE ONLYRECEIVED BY: 

DATE:

PROPOSED SITE LOCATION

LEGAL DESCRIPTION

Lot numbered seven (7) and eight (8) in block H of the Charles B. Payne addition to the City of Albuquerque, New Mexico is the same as shown and designated on the plat thereof in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1995 in Plat Book C3, page 3, together with a certain parcel of land situate in Projected Section 3, Township 9 North, Range 2 East, New Mexico Principal meridian, and being identified as a portion of Tract 382 on Middle Rio Grande Conservancy District of the Arenal Canal, said parcel being more particularly described as follows: Beginning at the Northeast corner of the parcel herein described, being a point identical to the Northeast corner of Lot 7, being a point on the Easterly Right-of-Way line of Coors Boulevard, S.W., from whence the ACS monument "4-N10" (X=1,499,594.947, Y=1,469,296.943, NMSP Central Zone, NAD 83) bears N 66°03'43" W, 2,580.29 feet distant; thence leaving said Easterly Right-of-way line of Coors Boulevard, S.W., S 79°17'41" E, 272.80 feet to the Northeast corner of the parcel herein described, being the a point on the Westerly Right-of-way line of the Arenal Canal; Thence continuing along said Westerly Right-of-way line at the Arenal Canal, S 12°54'19" W, 43.59 feet to a point of curvature. Thence, continuing along said Westerly Right-of-way line of the Arenal Main Canal, along a curve to the right, having a radius of 258.49 feet, a central angle of 33°09'59", a chord bearing S 29°29'19" W, 147.55 feet, along and arc length of 149.63 feet to a point of tangency; Thence, continuing along the Westerly Right-of-way line of the Arenal Main Canal, S 45°20'45" W, 375.42 feet, to the Southwest corner of the parcel herein described, being a point of curvature and an intersection of the Westerly Right-of-way line of the Arenal Main Canal and the Easterly Right-of-way line of Coors Boulevard, S.W.; Thence, leaving said Westerly Right-of-way line at the Arenal Main Canal and continuing along the Easterly Right-of-way line of Coors Boulevard, S.W., a curve to the right, having a radius of 32,202.30 feet, a central angle of 00°52'10", a chord bearing N 09°09'59" E, 488.59 feet, along an arc length of 488.59 feet to the Northwest corner of the parcel herein described and point of beginning, containing 1.8655 acres, more or less.

Attachment: Application_Sketch (2856 : Srp-20120048)



Bernalillo County
Disclosure Statement Format for Minor Subdivision

1. NAME OF SUBDIVISION

Charles B. Payne Subdivision

2. NAME AND ADDRESS OF SUBDIVIDER

Lot 7-A

Marcelo G. Ruiz

6525 ~~6530~~ 4th Street, NW
Albuquerque, NM 87107

Streantech, Inc. - Agent

c/o Jose A. Silva, El

P.O. Box 93721

Albuquerque, NM 87199-3721

Lot 8-A

Marcus M. and Raela T. McCoy

3308 Coors Blvd. SW
Albuquerque, NM 87121

3. CONDITION OF TITLE

Lot 7-A

- Number of Mortgages: One
- Name and address of each mortgagee: Marcelo G. Ruiz; Address Listed Above.
- Number of Real Estate contracts on the subdivided land for which the subdivider is making payments as a purchaser: N/A

Lot 8-A

- Number of Mortgages: One
- Name and address of each mortgagee: Marcus M. and Raela T. McCoy; Address Listed Above
- Number of Real Estate contracts on the subdivided land for which the subdivider is making payments as a purchaser: One – Owner Financing

4. STATEMENT OF ALL RESTRICTIONS OF RECORD THAT SUBLET THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

Lot 7-A

A 5' utility and overhead easement to the Public Service Company of New Mexico shown on the plat of Block H of Charles B. Payne Addition, filed on April 28, 1955 in Plat Book C3, Page 3, exists on the property. No other restrictive easement or Covenants are known within the properties.

Lot 8-A

A 5' utility and overhead easement to the Public Service Company of New Mexico shown on the plat of Block H of Charles B. Payne Addition, filed on April 28, 1955 in Plat Book C3, Page 3, exists on the property. No other restrictive easement or Covenants are known within the properties.

5. DESCRIPTION OF UTILITIES BEING PROVIDED BY DEVELOPER

Lot 7-A

The subdivider will request each and every of these services to the respective provider prior to or during construction, enabling the proposed construction.

Electric Service: Public Service Company of New Mexico

Natural Gas Service: New Mexico Gas Company

Potable Water Service: Albuquerque Bernalillo County Water Utility Authority

Liquid Waste Disposal: Albuquerque Bernalillo County Water Utility Authority

Solid Waste Disposal: Waste Management.

Telephone Service: Qwest/CenturyLink

Refer to Appendix A; for Statements of Service Availability.

Lot 8-A

Electric Service: Public Service Company of New Mexico

Natural Gas Service: New Mexico Gas Company

Potable Water Service: Albuquerque Bernalillo County Water Utility Authority

Liquid Waste Disposal: Albuquerque Bernalillo County Water Utility Authority

Solid Waste Disposal: Waste Management.

Telephone Service: CenturyLink

Refer to Appendix B; for Copies of Utility Bills Already being provided.
The owners are current on their respective payments on each and all services listed above. Refer to Appendix B; for copies of prior monthly billings, describing the respective account number for each of those services.

6. WATER AVAILABILITY (Sec. 74-96 & 74-105)

Water will be available through the Albuquerque Bernalillo County Water Utility Authority. The Albuquerque Bernalillo County Water Utility Authority owns several production wells and recently completed the surface water treatment plant located at the southwest quadrant of Rio Grande and Alameda Road intersection to provide potable water to the citizenry of the City of Albuquerque. Please refer to the Water Utility Authority Availability Statement; Appendix A.

7. LIQUID WASTE DISPOSAL

Liquid Waste Disposal will be available through the Albuquerque Bernalillo County Water Utility Authority. Please refer to the Albuquerque Bernalillo County Water Utility Authority Availability Statement; Appendix A.

8. SOLID WASTE DISPOSAL

Solid Waste Disposal will be available through Solid Waste Management. Please refer to the Solid Waste Management Statement; Appendix A.

9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES

PROPERTY OWNER(S):

Lot 7-A

Marcello G. Ruiz 5/29/2012
Marcello G. Ruiz, Owner of Lot 7 and adjoining portions of Tract Date
3B2 and Arenal Main Canal.

Attachment: Application_Sketch (2856 : Srp-20120048)

VERIFICATION

STATE OF NEW MEXICO

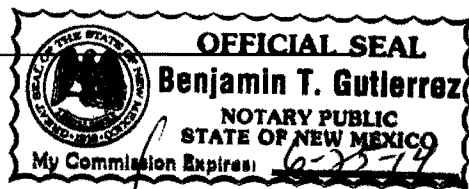
County of Bernalillo

Marcello G. Ruiz, SUBSCRIBED and SWORN TO before me on
May 29th, 2012.

My Commission expires:

6-25-14

Notary Public:



[Signature]

Lot 8-A

[Signature] 5-29-12
 Date
 Marcus M. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract
 3B2 and Arenal Main Canal.

Raela McCoy 5-29-12
 Date
 Raela T. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract
 3B2 and Arenal Main Canal.

VERIFICATION

STATE OF NEW MEXICO

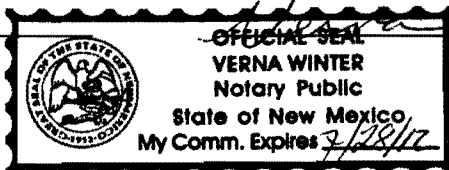
County of Bernalillo

Marcus McCoy and Raela ^{McCoy}, SUBSCRIBED and SWORN TO before me on
May 29, 2012.

My Commission expires:

July 28, 2012

Notary Public:



[Signature]

APPENDIXES

Appendix 1 - Lot – A; Statements of Services Availability

Appendix 2 – Lot 8-A; Copies of Monthly Utility Bill Statements

Appendix 3 – Agent/Runner Authorization Form

Appendix 4 – Zone Atlas Map N-10-Z

Appendix 5 – Special Warranty Deed

Appendix 6 – Bernalillo County Disclosure Statement

**Appendix 7 – Drawing of Proposed Land Division & Professional Surveyor
Certification**

Attachment: Application_Sketch (2856 : Srp-20120048)

Streamtech, Inc.

P.O. Box 93721; Albuquerque, NM; 87199
505-307-0199

January 26, 2012

Albuquerque Bernalillo County Water Utility Authority
Planning Department Utility Section, Development and Building Services
c/o Mr. Allan Porter
Senior Engineer
600 Second Street, NW
Albuquerque, NM 87102

Ref.: 3310 Coors Blvd., SW
Statement of Availability

Dear Mr. Porter,

A water and Sewer Availability Statement is required by the County Development Review Authority (CDRA), for a proposed subdivision plat/development on the above referenced address.

Attached you will find the following information for your use and reference,

- A properly marked Zone Atlas Map.
- Proposed Plat with containing the Legal Description of the property.
- The property at present encompasses three small parcels; it's the wish of the owner and Bernalillo County to re-plat these properties into one parcel.
- A small Office Complex (3 offices & a Small Automobile Shop) are planned to be built on the property (See attached Proposed Site Plan, Floor Plan and respective Building Elevations). Plan for construction permit are expected to be submitted in the near future.
- At present, there are two fire hydrants within the property and it is the intent of the property owner to maintain the fire hydrants in place. One Fire Hydrant is located in front of the property and the second is inside on the south midsection of the property.
- Each office will contain a bi-gender bathroom; the auto shop will contain two bathrooms and the shop will display and emergency shower head with a sink. No other water using appliances are expected.

A Serviceability Letter is here in requested to start the zoning, re-plating and permitting processes; while the Statement of Availability is being processed by your office.

Should any questions arise or if you need additional information, please contact me at 505-307-0199 or via e-mail at jsilva@streamtechsw.com.

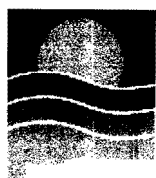
Thank you,



Jose A. Silva
Streamtech, Inc.
P.O. Box 93721
Albuquerque, NM 87199-3721

cc: file

Attachment: Application_Sketch (2856 : Srp-20120048)



New Mexico

GAS COMPANY

October 27, 2011

Jose A. Silva
Streamtech, Inc.
P O Box 93721
Albuquerque, NM 87199

Subject: Statement of Availability
3308 Coors Blvd SW
Albuquerque, New Mexico

Dear Mr. Silva:

New Mexico Gas Company (NMGC) has reviewed your request and has determined that NMGC can service the referenced project from an existing 4" HP steel main located along the west side of Coors Blvd SW. Enclosed is a site map of the existing NMGC facilities at this location. NMGC would need the total estimated connected BTU load to determine the size of meter and service that would be required for your project.

When available please provide a set of construction plans reflecting the connected BTU load for NMGC to size its equipment accordingly. If you should have any questions and/or if I can assist you in any way do not hesitate to contact me at (505) 891.6995 or (505) 401-7642.

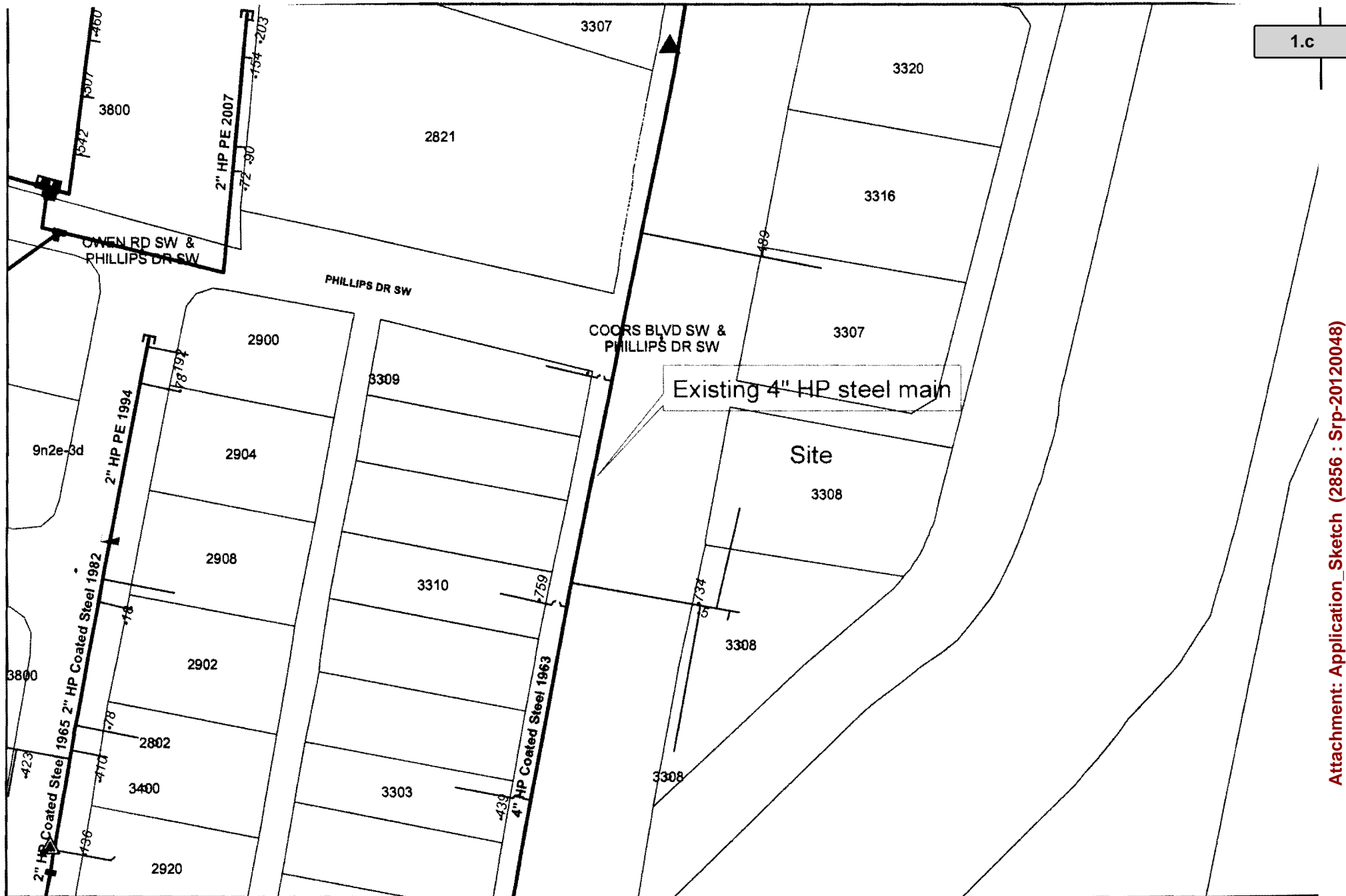
Sincerely,

Joe Herrera

Joe Herrera
Project Manager-Gas Operations
New Mexico Gas Company

Enclosure

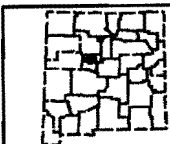
Attachment: Application_Sketch (2856 : Srp-20120048)



Existing NMGC Facilities
3308 Coors Blvd SW



New Mexico
GAS COMPANY



PNM
Electric Service Center
4201 Edith Blvd NE
Albuquerque, NM 87107
Fax 505-241-3415
www.PNM.com



Date: September 23, 2011

Jose Silva

Subject: Electric Service Availability
Project Location: 3310 Coors Blvd SW

To Whom It May Concern:

Thank you for your inquiry concerning availability of electrical service.

For the property you identified to Public Service Company of New Mexico, (PNM), via a phone call for 3-phase service at the location above, PNM has 3-phase distribution facilities available along the Westside of Coors Blvd South of Rio Bravo as well as on a portion of the property North of La Monica Rd from Coors Blvd East and then the line shifts to the South side of the Rd to approximately Loris Dr.

In order to extend electric facilities to your proposed project site, right-of-way must be granted to PNM and costs that will be incurred as a result of extending electric service facilities must be paid in advance. PNM will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Regulatory Commission, (NMPRC).

In order for PNM to respond to your request for service in an effective and timely manner, please refer to PNM's Electric Service Guide (ESG) Single-Family Homes: Electric Service Requirements for additional information that our office will need. The ESG is available at <http://www.pnm.com/esg>

Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right-of-way, order needed materials, and take care of many other details which are necessary before any construction can begin.

Should you need additional information, please contact me at telephone no. 505-241-3666 or mobile no. 505-401-7632.

Thank you,

Andrea Contreras
Engineering Supervisor

Attachment: Application_Sketch (2856 : Srp-20120048)

**WASTE MANAGEMENT**

PO BOX 15700
RIO RANCHO, NM 87174
505/892-8890
505/892-2587 - Fax

**Mr. Jose Silva,
Streamtech, Inc**

October 19, 2011

Dear Mr. Silva,

This letter is to confirm that Waste Management is willing and able to provide trash service at the business to be located at 3310 Coors Blvd SW. Since this address is apparently outside the city limits of the City of Albuquerque, we will be happy to provide service for this location.

Please feel free to contact me should you have any questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read 'Daniel Dunn', written over a horizontal line.

**Daniel Dunn
Outside Sales Representative**

Attachment: Application_Sketch (2856 : Srp-20120048)

Water Bills (505) 842-WATR (9287)
 Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
 To Pay on-line: <http://www.abcwua.org>

Bill Number: 172130373423

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

PAID
 10-17-11
 \$1194

Account Summary as of 09/30/2011

Previous Balance	\$678.43
Payment Received	-678.43
Balance Forward	0.00
Total Adjustments (Billed & Unbilled)	0.00
Current Charges	724.92
Total Amount Due	\$724.92

Service Address: 3308B COORS BLVD SW

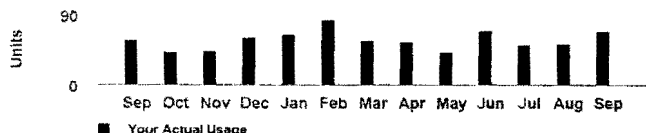
Water Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 1721389178

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
27497	4	65	65	09/30/2011	15,671 Reg	08/29/2011	15,603 Reg	68	50,864

Reg = Regular Reading Est=Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	107.03
Commodity Charge (Units x \$0.947)	64.40
State Surcharge (Units x \$0.0244)	1.66
Facility Rehab	26.97
Franchise Fee	7.94
Tax	10.40
Subtotal	218.40

Wastewater Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 1721389923

Base Charge	124.99
Commodity Charge (Units x \$0.892)	55.08
Facility Rehab	59.37
Franchise Fee	9.58
Tax	12.45
Subtotal	261.47

See reverse for additional charges

Attachment: Application_Sketch (2856 : Srp-20120048)

Water Bills (505) 842-WATR (9287)
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
To Pay on-line: <http://www.abcwua.org>

Bill Number: 382134768828

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

10-17-11
✓ H 1495

Account Summary as of 09/30/2011	
Previous Balance	\$1,241.03
Payment Received	-1,241.03
Balance Forward	0.00
Total Adjustments (Billed & Unbilled)	0.00
Current Charges	1,232.54
Total Amount Due	\$1,232.54

Service Address: 3308A COORS BLVD SW

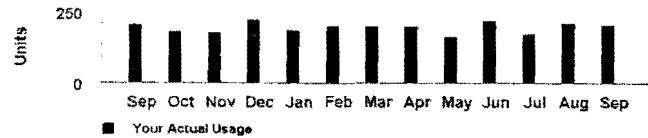
Water Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 3821389289

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
27400	4	202	202	09/30/2011	61,962 Reg	08/29/2011	61,757 Reg	205	153,340

Reg = Regular Reading Est=Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	107.03
Commodity Charge (Units x \$0.947)	194.14
State Surcharge (Units x \$0.0244)	5.00
Facility Rehab	46.15
Franchise Fee	13.89
Tax	18.31
Subtotal	384.52

Wastewater Commercial Valley

Service 2011-08-29 - 2011-09-30 ID 3821389498

Base Charge	124.99
Commodity Charge (Units x \$0.892)	171.17
Facility Rehab	101.15
Franchise Fee	15.89
Tax	20.66
Subtotal	433.86

See reverse for additional charges

Attachment: Application_Sketch (2856 : Srp-20120048)



P: 7888 - 110001

RAELA MCCOY
3308 COORS BLVD SW STE C
ALBUQUERQUE NM 87121-7781

10/12/11
 ✓ # 1192

Page 1 of 2

Bill Date	Account Number	Service Address
4-SEP-2011	115885359 - 0302967 - 7	3308 COORS BLVD SW STE C ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$52.19
	Electric Service	Total
Current Charges	\$50.50	\$50.50
Total Amount Due		\$50.50

Please pay \$50.50 no later than OCT. 06, 2011



P: 6759 - 110001

RAELA MCCOY
3308 COORS BLVD SW STE A
ALBUQUERQUE NM 87121-7781

10/12/11
 ✓ # 1191

Page 1 of 2

Bill Date	Account Number	Service Address
4-SEP-2011	115885359 - 0302965 - 9	3308 COORS BLVD SW STE A ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$673.26
	Electric Service	Total
Current Charges	\$644.07	\$644.07
Total Amount Due		\$644.07

Please pay \$644.07 no later than OCT. 06, 2011

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.

Now you can get your PNM bill via email. If you still get a paper bill, you can go paperless. Previously, you had to sign up for automatic recurring payments, but now you can get your bill via email and pay however you want. See the article in Energy Works for details.

Faster service. Our call center is busiest before 10 am and after 4 pm. More calls means longer wait times. To get help faster, try calling between 10 am and 4 pm. And Monday is usually the busiest day of the week. The PNM call center is open weekdays from 7:30 am to 6 pm. Or even better, use our automated telephone system to get answers any time. You can make a payment, check your balance, request a payment extension and more.

No estimated meter readings. The meter readings for all PNM business customer bills are actual readings. We do not estimate meter readings for business accounts if the meter is working properly.

How to Contact us	Office Address	: Alvarado Square, Albuquerque NM 87158	
	Telephone	: 246-5700 or 1-888-DIAL-PNM (1-888-342-5766)	Website: PNM.com
Call Center Hours	Monday - Friday	: 7:30 AM - 6:00 PM	
Payment Options	Pay by Phone	: 1-800-807-4579	Pay On-Line: PNM.com/pay

Packet Pg. 75

Attachment: Application_Sketch (2856 : Srp-20120048)



P: 10452 - 110001

RAELA MCCOY

F

3308 COORS BLVD SW
ALBUQUERQUE NM 87121-7781

FILED
12-12-11
H 1488

1304
RB

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0303014 - 8	3308 COORS BLVD SW # F ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$55.32
Current Charges	Electric Service	Total
	\$56.45	\$56.45
Total Amount Due		\$56.45

Please pay \$56.45 no later than OCT. 06, 2011

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.

Now you can get your PNM bill via email. If you still get a paper bill, you can go paperless. Previously, you had to sign up for automatic recurring payments, but now you can get your bill via email and pay however you want. See the article in Energy Works for details.

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	Telephone	: 246-5700 or 1-888-DIAL-PNM (1-888-342-5766)	Website: PNM.com
Call Center Hours	Monday - Friday	: 7:30 AM - 6:00 PM	
Payment Options	Pay by Phone	: 1-800-807-4579	Pay On-Line: PNM.com/pay

Attachment: Application_Sketch (2856 : Srp-20120048)



P: 11679 - 110001

RAELA MCCOY
3308 COORS BLVD SW
ALBUQUERQUE NM 87121-7781



12-12-11
 1489

309
IB

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0302966 - 8	3308 COORS BLVD SW ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$39.30
	Electric Service	
Current Charges	\$35.38	Total \$35.38
Total Amount Due		\$35.38

Please pay \$35.38 no later than OCT. 06, 2011

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.



P: 9220 - 110001

RAELA MCCOY
3308 COORS BLVD SW STE D
ALBUQUERQUE NM 87121-7781



12-12-11
 1490

1311
RB

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115885359 - 0302969 - 5	3308 COORS BLVD SW STE D ALBUQUERQUE, NM

Billing Summary	Payments Received Since Last Statement (Thank You)	\$424.67
	Electric Service	
Current Charges	\$401.11	Total \$401.11
Total Amount Due		\$401.11

Please pay \$401.11 no later than OCT. 06, 2011

New electric rates are now in effect. See Energy Works for more details including how your bill has changed.

Now you can get your PNM bill via email. If you still get a paper bill, you can go paperless. Previously, you had to sign up for automatic recurring payments, but now you can get your bill via email and pay however you want. See the article in Energy Works for details.

Faster service. Our call center is busiest before 10 am and after 4 pm. More calls means longer wait times. To get help faster, try calling between 10 am and 4 pm. And Monday is usually the busiest day of the week. The PNM call center is open weekdays from 7:30 am to 6 pm. Or even better, use our automated telephone system to get answers any time. You can make a payment, check your balance, request a payment extension and more.

No estimated meter readings. The meter readings for all PNM business customer bills are actual readings. We do not estimate meter readings for business accounts if the meter is working properly.

How to Contact us	Office Address	: Alvarado Square, Albuquerque NM 87158	
	Telephone	: 246-5700 or 1-888-DIAL-PNM (1-888-342-5766)	Website: PNM.com
Call Center Hours	Monday - Friday	: 7:30 AM - 6:00 PM	
Payment Options	Pay by Phone	: 1-800-807-4579	Pay On-Line: PNM.com/pay

Packet Pg. 77

Attachment: Application_Sketch (2856 : Srp-20120048)



P: 008420 - NYNNNN

PAISANO LAUNDRY
3308 COORS BLVD SW STE A
ALBUQUERQUE NM 87121-7781

1304
RB

Page 1 of 2

Bill Date	Account Number	Service Address
14-SEP-2011	115884781 - 0302965 - 5	3308 COORS BLVD SW STE A ALBUQUERQUE, NM

Billing Summary **Payments Received Since Last Statement (Thank You)** **\$498.36**

	Gas Service	Total
Current Charges	\$456.39	\$456.39
Total Amount Due(This Amount Will Be Drafted)		\$456.39
<i>\$456.39 will be drafted on SEP. 26, 2011</i>		

Helping Others *Please contribute to New Mexico Gas Company's HEAT New Mexico heating assistance fund. Every dollar you give helps those in need. Enclose a donation with your bill payment, visit our website for a pledge form, or call us to contribute.*

How to Contact us	Office Address : 1625 Rio Bravo SW Ste 27 Albuquerque, NM 87105	
	Telephone : 505-697-3335 or (1-888-664-2726)	
Call Center Hours	Monday - Friday : 7:30 AM - 6:00 PM	Website: www.nmgco.com
Payment Options	Pay by Phone : 1-866-680-5512	Pay Online: www.nmgco.com

*The OCT cost of gas is estimated to be \$.5375 /therm. For updated prices call 1-888-NMGASCO(1-888-664-2726).
Based on last year's usage your next gas bill is estimated to be between \$384.00 and \$465.00.*

PLEASE DETACH AND ENCLOSE THIS COUPON WITH CHECK PAYABLE TO NEW MEXICO GAS COMPANY

Account Number
115884781-0302965-5

TOTAL AMOUNT DUE **\$456.39**

Service Address
3308 COORS BLVD SW STE A
ALBUQUERQUE, NM

HEAT New Mexico Fund \$
New Mexico Gas Company matches your contribution

1304
RB

New Mexico Gas Company
PO Box 173341
Denver, CO 80217-3341

TOTAL AMOUNT ENCLOSED \$

\$456.39 will be drafted on SEP. 26, 2011

0 5 1158847810302965 5 00000000000 0 7



INVOICE

1.c

Customer: PAISANO LAUNDRY
 Account Number: 650-0091483-0573
 Invoice Date: 07/01
 Invoice Number: 8171385-4
 Due Date: Due Upon F
 WM ezPay Account ID: 00002-38309-

Waste Management of New Mexico
 Rio Rancho Hauling
 1580 E Elwood St
 Phoenix AZ 85040
 (505) 892-1200
 (866) 471-6121 Fax

Current Invoice Amount	Total Amount Due
158.35	158.35

Account Summary

Description	Amount
Previous Balance	159.17
Total Credits and Adjustments	0.00
Total Payments Received	159.17-
Total Current Charges	158.35
Total Amount Due	158.35
Total Amount Past Due	0.00

Please pay total amount due. Thank you for your business.



Service Period: 07/01/11-07/31/11

Description	Amount
Commercial	158.35
Total Current Charges	158.35

YOUR INVOICE MAY REFLECT A NOMINAL PRICE INCR

If full payment of the invoiced amount is not received within 30 days of the invoice date, you will be charged a monthly late fee of 1.5% of the unpaid amount, with a minimum monthly charge of \$3.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
158.35	0.00	0.00	0.00	0.00	158.35



Waste Management of New Mexico
 Rio Rancho Hauling
 1580 E Elwood St
 Phoenix AZ 85040
 (505) 892-1200
 (866) 471-6121 Fax

Payment Coupon

Please detach and send with checks only (no cash).
 Please send all other correspondence to your local WM site.

Your Account Number

650-0091483-0573-4

Invoice Date

07/01/2011

Your Invoice Number

8171385-0573-7

Due Date

Upon Receipt

Total Due

158.35

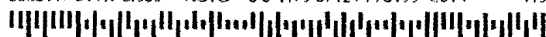
Amount Paid

Pay your WM bill
www.wm.com. To
 phone, call 866-91

Learn how we Think Green at
www.wm.com/thinkgreen

05736500091483081713850000001583500000015835 9

0028117 01 AT 0.365 **AUTO 8 0 4179 87121-778199 -C01-1 11571C81



PAISANO LAUNDRY
 3308 COORS BLVD SW
 ALBUQUERQUE NM 87121-7781



Waste Management of New Mexico
 Rio Rancho Hauling
 PO Box 78251
 Phoenix AZ 85062-8251

From everyday collection to environmental protection,
 Think Green®. Think Waste Management.

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

Packet Pg. 79



BERNALILLO COUNTY
Zoning, Building, Planning & Environmental Health Department
111 Union Square St. SE, Suite 100
Albuquerque, NM 87102
(505) 314-0450
(505) 314-0480 - fax

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

3310 COORS BLVD. SW, ALBUQUERQUE, NM 87121

ADDRESS OF SUBJECT PROPERTY

Please print

Marcello M. Ruiz

NAME OF PROPERTY OWNER

6530 4th Street, NW

ADDRESS OF PROPERTY OWNER

ALBUQUERQUE, NM 87107

CITY, STATE, ZIP CODE

505-417-1722

PHONE NUMBER

Please print

Streamtech, Inc.

AGENT'S NAME OR COMPANY

P.O. Box 93721

AGENT'S ADDRESS

Albuquerque, NM 87199-3721

CITY, STATE, ZIP CODE

505-307-0199

AGENT'S PHONE NUMBER

I, Marcello M. Ruiz, the legally registered property owner for the site located at 3310 COORS BLVD. SW, ALBUQUERQUE, NM 87121,

Which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and / or company to make application and act as my agent concerning the following request:

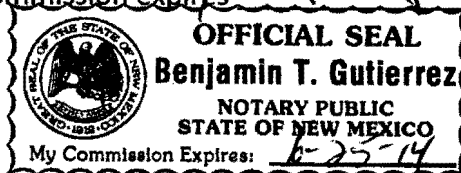
Re-Zone and Re-plat the existing 3 parcels as described on existing legal descriptions into one plat within the new description as described on the proposed property plat.

Marcello M. Ruiz
Print full name

Marcello M. Ruiz
Signature

State of New Mexico
Bernalillo County

Subscribed and sworn to before me on this 29th May
Day of May
Notary Public Benjamin T. Gutierrez
My commission expires 6-25-14




BERNALILLO COUNTY

Zoning, Building, Planning & Environmental Health Department
 111 Union Square St. SE, Suite 100
 Albuquerque, NM 87102
 (505) 314-0450
 (505) 314-0480 - fax

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

3308 COORS BLVD. SW; ALB. NM 87121
 ADDRESS OF SUBJECT PROPERTY

Please print

Please print

MARCUS M. & RAELA T. MCCOY
 NAME OF PROPERTY OWNER

STREAMTECH, INC.
 AGENT'S NAME OR COMPANY

3308 COORS BLVD. SW
 ADDRESS OF PROPERTY OWNER

P.O. Box 93721
 AGENT'S ADDRESS

ALBUQUERQUE, NM 87121
 CITY STATE ZIP

ALBUQUERQUE NM 87199
 CITY STATE ZIP

505-450-6431
 PHONE NUMBER

505-307-0199
 AGENT'S PHONE NUMBER

WE MARCUS MCCOY & RAELA MCCOY, the legally registered property owner for the site located at 3308 COORS BLVD. SW, which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

RE-ZONE & RE-PLAT THE EXISTING 3 PARCELS
AS DESCRIBED ON EXISTING LEGAL DESCRIPTIONS INTO
ONE PLAT WITH A NEW LEGAL DESCRIPTION AS
DESCRIBED ON THE PROPOSED PROPERTY PLAT.

Marcus McCoy
 PRINT FULL NAME

Raela McCoy
 Print Full Name

State of New Mexico
 Bernalillo county

Subscribed and sworn to before me on this 28th

Day of JANUARY

Notary Public

My commission expires 12-1-15



OFFICIAL SEAL
 Vincent Smith
 Notary Public

State of New Mexico

My Comm. Expires 12-1-15

Signature

Raela McCoy
 SIGNATURE

Attachment: Application_Sketch (2856 : Srp-20120048)



SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

HOMERO VARELA, a married man as his sole and separate property, for consideration paid, grants to MARCELLO G. RUIZ, an unmarried man, whose address is 65254th Street, NW, Albuquerque, New Mexico 87107, the following described real estate in Bernalillo County, New Mexico:

Parcel I:

Lot numbered Seven (7) in Block lettered "H" of the Charles B. Payne Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1955.

Parcel II:

A certain parcel of land situate in Section 3, Township 9 North, Range 2 East, New Mexico Principal Meridian, and being identified as a portion of Tract 3B2 on Middle Rio Grande Conservancy District Property Map No. 47, Bernalillo County, New Mexico, together with a Westerly portion of the Arenal Canal, said parcel being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the parcel herein described, being a point identical to the Northeast corner of Lot numbered Seven (7) in Block "H" of the Charles B. Payne Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1955; thence S 80° 05' 40" E, 120.23 feet distance to the Northeast corner of the parcel herein described; thence S 12° 10' 45" W, 43.09 feet distance to a point of curve; thence Southwesterly 57.73 feet distance along the arc of a curve bearing to the right having a radius of 258.49 feet to the Southeast corner of the parcel herein described; thence N 80° 05' 40" W, 128.79 feet distance to the Southwest corner of the parcel herein described, being a point on curve; thence Northeasterly 63.99 feet distance along the arc of a curve bearing to the left having a radius of 157.90 feet to a point of tangency; thence N 13° 25' 00" E, 38.72 feet distance to the point of beginning.

with special warranty covenants.

WITNESS my hand and seal on September 10, 2007.

Homero Varela
HOMERO VARELA

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 11, 2007, by HOMERO VARELA, a married man.

MY COMMISSION EXPIRES:

6-2-10

[Signature]
NOTARY PUBLIC



OFFICIAL SEAL
JUDY ARAGON
NOTARY PUBLIC, STATE OF NEW MEXICO
My commission expires 6-2-10

Doc# 2012838269

03/27/2012 10:34 AM Page: 1 of 1
SPMO R:325.00 M Toulouse Oliver, Bernalillo County



Attachment: Application_Sketch (2856 : Srp-20120048)

3308 & 3310 Coors Blvd. SW; Albuquerque, NM 87105**DISCLOSURE STATEMENT**

FOR ALL MINOR SUBDIVISIONS CONTAINING LESS THAN FIVE (5) PARCELS.

YOU SHOULD READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENT OR AGREE TO ANYTHING.

This disclosure statement is intended to provide you with enough information to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this disclosure statement before you decide to buy, lease or otherwise acquire the described property.

Various Public agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it.

If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the Bernalillo County Clerk's Office.

Building permits, wastewater permits or other use permits must be issued by State or County officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease or otherwise acquire an interest in the land. You should also determine whether such permits are requirements for construction of additional improvements before you occupy the property.

Attachment: Application_Sketch (2856 : Srp-20120048)



PAISANO CENTER
 Bill Date: Aug 25, 2011
 Account No: 505-877-7737 921B

Visit centurylink.com

Balance Forward	New Charges	Total Amount Due	Due Date for New Charges
\$.00	\$107.31	\$107.31	Sep 11, 2011

Account Summary

Previous Balance

Charges
 Adjustment
 Payments

CenturyLink

Jul 27
 Aug 16

107.34%
 231.26%

Thank you for your payments.

216.26
 122.34
 338.60%

006030 1/3

Balance Forward

\$.00

New Charges

For questions, call:

Page

Business needs change regularly. As a valued business customer, we want to work with you to provide a complete and cost effective solution for your business.

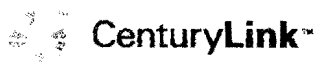
Call (888) 591-1059 today for a free account consultation with a dedicated business sales consultant.

For billing or technical questions, please call (877) 453-9407.

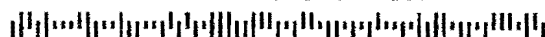
CenturyLink, P O Box 29040, Phoenix, AZ 85038-9040

1 6

Please fold, tear here and return this portion with your payment.



AT 01 006030 42639H 24 A**3DGT



PAISANO CENTER
 3308 COORS BLVD SW
 ALBUQUERQUE NM 87121-7781

Bill Date: Aug 25, 2011
 Account No: 505-877-7737 921B
 Bill Due Date: Sep 11, 2011

New Charges: \$107.31
TOTAL AMOUNT DUE: \$107.31

Amount Enclosed \$ _____

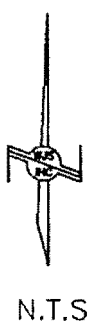
CENTURYLINK
 P O BOX 29040
 PHOENIX, AZ 85038-9040



81 05505877773709217 1260082511 000000000000 000001073105

Attachment: Application_Sketch (2856 : Srp-20120048)

VICINITY MAP (N-10)



N.T.S.

SUBDIVISION DATA

1. Zone Atlas Index No. N-10
2. Gross Subdivision Acreage: 1.8655 Acres
3. Net Subdivision Acreage: 1.8655 Acres
4. Total Number of Lots created - 2 -
5. Miles of road dedicated: -0-
6. Current Zoning: C-1, M-1, & UNZONED

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two lots from six existing parcels.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983.
2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monuments.
3. A grading and drainage plan prepared by an engineer registered in the State of New Mexico may be required with future development of these lots.
4. Cross lot drainage must not be increased or impacted by development of these lots.
5. These lots must accept storm water runoff from adjacent roadways and properties as it currently exists.
6. No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan.

SEE SHEET 2 OF 2 FOR EASEMENT NOTES

COUNTY CLERK RECORDING LABEL HERE

SURVEY DESCRIPTION:

Lots numbered Seven (7) and Eight (8) in Block lettered "H" of the Charles B. Payne Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1955 in Plat Book C3, page 3, together with a certain parcel of land situate in Projected Section 3, Township 9 North, Range 2 East, New Mexico Principal Meridian, and being identified as a portion of Tract 3B2 on Middle Rio Grande Conservancy District Property Map No. 47, Bernalillo County, New Mexico, together with a Westerly portion of the Arenal Canal, said parcel being more particularly described as follows: Beginning at the Northwest corner of the parcel herein described, being a point identical to the Northwest corner of said Lot 7, being a point on the Easterly Right-of-way line of Coors Boulevard, S.W., from whence the ACS Monument "4-N10" (x=1,499,594.947, y=1,469,296.943, NMSP Central Zone, NAD 83) bears N 66°03'43" W, 2580.29 feet distant; THENCE leaving said Easterly Right-of-way line of Coors Boulevard, S.W., S 79°17'41" E, 272.80 feet to the Northeast corner of the parcel herein described, being the a point on the Westerly Right-of-way line of the Arenal Main Canal; Thence continuing along said Westerly Right-of-way line of the Arenal Main Canal, S 12°54'19" W, 43.59 feet to a point of curvature; Thence, continuing along said Westerly Right-of-way line of the Arenal Main Canal, along a curve to the right, having a radius of 258.49 feet, a central angle of 33°09'59", a chord bearing S 29°29'19" W, 147.55 feet, along an arc length of 149.63 feet to a point of tangency; Thence, continuing along said Westerly Right-of-way line of the Arenal Main Canal, S 45°20'45" W, 375.42 feet, to the Southwest corner of the parcel herein described, being a point of curvature and an intersection of the Westerly Right-of-Way line of the Arenal Main Canal and the Easterly Right-of-way line of Coors Boulevard, S.W.; Thence, leaving said Westerly Right-of-way line of the Arenal Main Canal and continuing along the Easterly Right-of-way line of Coors Boulevard, S.W., a curve to the right, having a radius of 32,202.30 feet, a central angle of 00°52'10", a chord bearing N 09°09'59" E, 488.59 feet, along an arc length of 488.59' to the Northwest corner of the parcel herein described and point of beginning, containing 1.8655 acres, more or less.

FREE CONSENT AND DEDICATION

The division of the land described hereon and granting of all public easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants holding complete and indefeasible title in fee simple to the land as shown replatted hereon.

Marcello G. Ruiz 5/29/2012
 Marcello G. Ruiz, Owner of Lot 7 and adjoining portions of Tract 3B2 and Arenal Main Canal Date

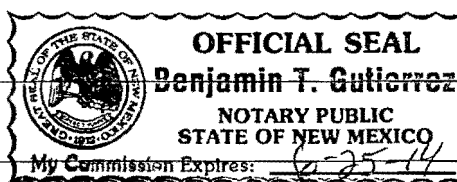
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 29th day of May 2012, the foregoing instrument was acknowledged before me by Marcello G. Ruiz.

My Commission expires 6-25-14

Notary Public



FREE CONSENT AND DEDICATION

The division of the land described hereon and granting of all public easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants holding complete and indefeasible title in fee simple to the land as shown replatted hereon.

Marcus M. McCoy 5-29-12
 Marcus M. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract 3B2 and Arenal Main Canal

Raela T. McCoy 5-29-12
 Raela T. McCoy, Co-Owner of Lot 8 and adjoining portions of Tract 3B2 and Arenal Main Canal

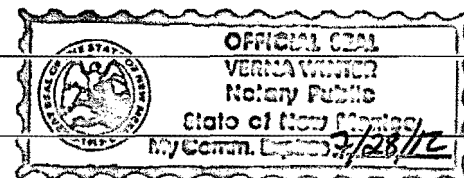
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 29 day of MAY 2012, the foregoing instrument was acknowledged before me by Marcus M. & Raela T. McCoy.

My Commission expires July 28, 2012

Notary Public



PLAT OF LOTS 7-A & 8-A, BLOCK H CHARLES B. PAYNE ADDITION BERNALILLO COUNTY, NEW MEXICO

A SUBDIVISION OF LOTS 7 & 8, BLOCK H, OF THE CHARLES B. PAYNE ADDITION, A PORTION OF TRACT 3-B-2 OF M.R.G.C.D. MAP 47, AND A PORTION OF THE ARENAL MAIN CANAL
 WITHIN PROJECTED SECTION 3, T. 9 N., R. 2 E., N.M.P.M., TOWN OF ATRISCO GRANT
 BERNALILLO COUNTY, NEW MEXICO

MAY 2012

APPROVALS as specified by the County of Bernalillo Subdivision Ordinance:
 PROJECT NO.: SRP

Bernalillo County Development Review Authority, Chair	Date
Bernalillo County Zoning	Date
Bernalillo County Environmental Health	Date
Bernalillo County Public Works Department	Date
Bernalillo County Fire Marshal	Date
A.B.C.W.U.A.	Date
City Surveyor	Date
M. R. G. C. D.	Date

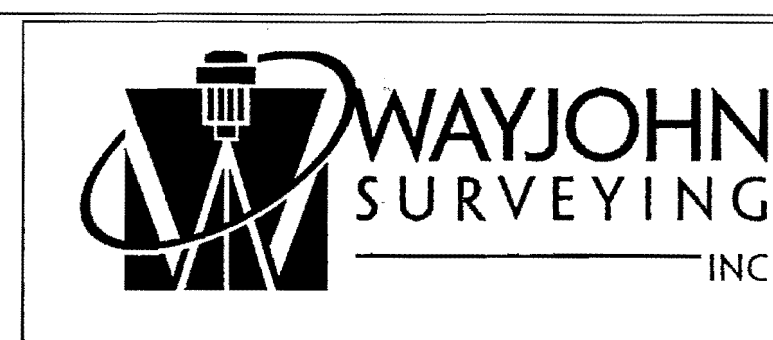
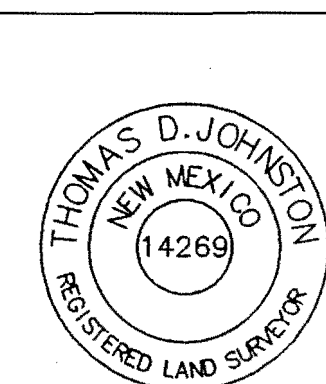
APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation water and services to any portions thereof, other than from existing turnouts.

APPROVED _____ DATE _____

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Bernalillo County Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 5-29-12
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER(S): MARCUS M. & RAELE T. MCCOY
 MARCELLO G. RUIZ
 LOCATION: PROJECTED SECTION 3
 T. 9 N., R. 2 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 BERNALILLO COUNTY, NEW MEXICO

DRAWN: T R J	SCALE: 1" = 40'	FILE NO. SP-6-01-201
CHECKED: T D J		
DRAWING NO. SP60111.DWG	22 MAY 2012	SHEET 1 OF 1

Attachment: Sketch Plat 6-4-12 (2856 : Srp-20120048)

A SUBDIVISION OF LOTS 7 & 8, BLOCK H, OF THE CHARLES B. PAYNE ADDITION, A PORTION OF TRACT 3-B-2 OF M.R.G.C.D. MAP 47, AND A PORTION OF THE ARENAL MAIN CANAL WITHIN PROJECTED SECTION 3, T. 9 N., R. 2 E., N.M.P.M., TOWN OF ATRISCO GRANT BERNALILLO COUNTY, NEW MEXICO

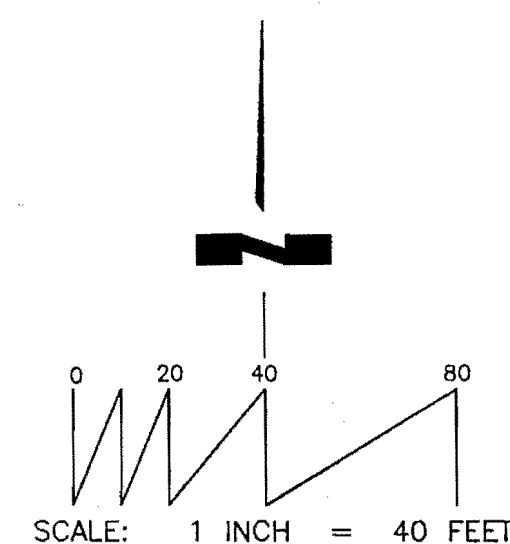
MAY 2012

MONUMENTATION

- A Found 1/2" Rebar, cap "P.S. 11184"
B Set 1/2" Rebar, cap "WAYJOHN PS 14269"
B Found chiseled "+" on top of wall

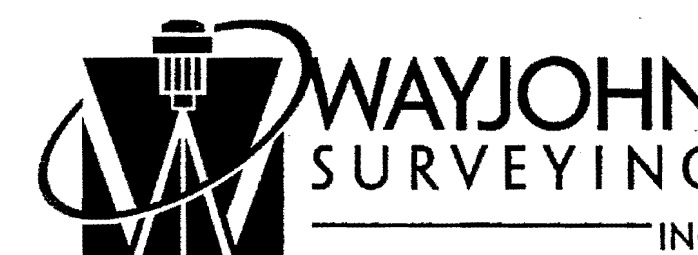
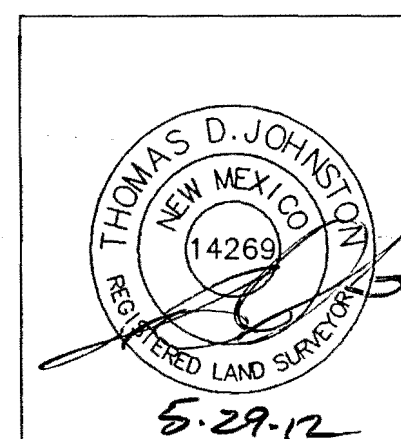
EASEMENT NOTES:

① = 5' UTILITY & OVERHEAD EASEMENT AS SHOWN ON THE PLAT OF BLOCK H OF THE CHARLES B. PAYNE ADDITION, FILED ON APRIL 28, 1955 IN PLAT BOOK C3, PAGE 3.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	32202.30'	488.59'	00°52'10"	488.59'	N 09°09'59" E
(C1)	(32202.30')	(488.59')	(00°52'10")	(488.59')	(N 09°09'59" E)
C2	32202.30'	388.59'	00°41'29"	388.59'	N 09°04'39" E
(C2)	(32202.30')	(388.59')	(00°41'29")	(388.59')	(N 09°04'39" E)
C3	32202.30'	100.00'	00°10'40"	100.00'	N 09°30'44" E
(C3)	(32202.30')	(100.00')	(00°10'40")	(100.00')	(N 09°30'44" E)
C4	258.49'	149.63'	33°09'59"	147.55'	S 29°29'19" W
(C4)	(258.49')	(149.63')	(33°09'59")	(147.55')	(S 28°45'45" W)
C5	258.49'	92.44'	20°29'24"	91.95'	S 35°49'36" W
(C5)	(258.49')	(91.90')	(20°22'13")	(91.42')	(S 35°09'44" W)
C6	258.49'	57.19'	12°40'35"	57.07'	S 19°14'36" W
(C6)	(258.49')	(57.73')	(12°47'46")	(57.60')	(S 18°34'35" W)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°54'19" W	43.59'
(L1)	(S 12°10'45" W)	(43.09')



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): MARCUS M. & RAELA T. McCOY
MARCELLO G. RUIZ
LOCATION: PROJECTED SECTION 3
T. 9 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO

RK Y	DRAWN:	T R J
	CHECKED:	T D J
	DRAWING NO. SP60111 DWG	

SCALE: 1" = 40'	FILE NO. SP-6-01-2011
25 MAY 2012	SHEET 2 OF 2



County Development Review Authority

Meeting: 05/09/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20120089/D-30/East Mountain

Action: Request for Final Plat. Nathan T. & Raquelle B. Poole are proposing a replat of Tracts 6-A-1 and 7-A-1, Ponderosa Ranch Estates, Section 24, T11N, R5E, located at 15 View Drive, zoned A-2, containing 7.35 acres±.

RURAL

EAST MOUNTAIN AREA PLAN

ATTACHMENTS:

- Application_Final (PDF)
- Fnal Plat 4-22-13 (PDF)
- Application_Sketch (PDF)
- Sketch Plat 12-3-12 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 03/DEC/2012

Application Number: SRP 20120089

Hearing Date: MAY 9, 2017

OWNER

OWNER	POOLE NATHAN T & RAQUELLE B	PHONE	505-259-7451
MAILING ADDRESS	15 VIEW DR	CITY/STATE	CEDAR CREST, NM
		ZIP	87008 9714

AGENT

AGENT	POOLE NATHAN T & RAQUELLE B	PHONE	505-259-7451
MAILING ADDRESS	15 VIEW DR	CITY/STATE	CEDAR CREST, NM
		ZIP	87008 9714

SITE INFORMATION

SITE ADDRESS	15 VIEW DR, SANDIA PARK, NM 878047		
DIRECTIONS			
LEGAL DESCRIPTION	TRACT 7-A-1 PLAT OF TRACTS 6-A-1 & 7-A-1 PONDEROSA RANCH EST ATES CONT 3.6505 AC M/L OR 159,016 S		
MAP #	D-30	CURRENT ZONE(S)	A-2
UPC #	103006324010630118	PROPOSED ZONE(S)	
PROPERTY SIZE in acre	3.7212395243342516069788797		
SUBDIVISION NAME			
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE	PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	2
PROPOSED LOTS:	2
TOTAL ACREAGE:	7.359
PLAT TYPE:	REPLAT/SKETCH JMG/12/03/2012...4/19/2013: FINAL PLAT//CLC
COMP PLAN DESIGNATION:	RURAL
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date 04-19-13

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

CASE #: SRP-20120089	OFFICE USE ONLY	CDRA MEETING DATE: May 9, 2013
-----------------------------	------------------------	---------------------------------------

OWNER Nathan T. Poole and Ragnelle B. Poole	PHONE 505-259-7451
ADDRESS/CITY/ZIP 15 view Drive Cedar Crest NM 87008	

AGENT Nathan T. Poole	PHONE 505-259-7451
ADDRESS/CITY/ZIP 15 view Drive, Cedar Crest, 87008	

LEGAL DESCRIPTION

UPC#	1	0	3	0	0	6	3	2	4	0	1	0	6	3	0	1	1	8	SUBDIVISION NAME	Ponderosa Ranch Estates
UPC#	1	0	3	0	0	6	3	2	3	4	1	3	2	3	0	1	1	9	Please list any additional UPC numbers on a separate sheet.	

SECTION I: SUBDIVISION TYPE (check one): <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 2 <input checked="" type="checkbox"/> TYPE 3 # EXISTING LOTS <u>2</u> PROPOSED # OF LOTS <u>2</u> TOTAL ACREAGE <u>7.359</u> SPECIAL PROCEDURES (check one) <input checked="" type="checkbox"/> REPLAT <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> OTHER YEAR LAST DIVIDED: <input type="checkbox"/> > 7 YEARS <input checked="" type="checkbox"/> < 7 YEARS	SECTION II: REVIEW PROCEDURES (CHECK ONE): <input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input type="checkbox"/> SKETCH PLAT <input checked="" type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	OFFICE USE ONLY ZONE ATLAS PG: ZONE CLASS: COMPREHENSIVE PLAN LAND USE DESIGNATION: AREA PLAN: Rural PLANNING QUADRANT: (CIRCLE ONE) <table> <tr> <td>NE HTS</td> <td>NV</td> </tr> <tr> <td>EW</td> <td>SV</td> </tr> <tr> <td>SW</td> <td>NW</td> </tr> </table>	NE HTS	NV	EW	SV	SW	NW	OFFICE USE ONLY FEES: APPLICATION FEE: OTHER FEES: TOTAL FEES: RECEIPT #1:
NE HTS	NV								
EW	SV								
SW	NW								

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature Nathan T. Poole Date 04-10-13

OFFICE USE ONLY
RECEIVED BY _____ DATE _____

**BERNALILLO COUNTY**

Zoning, Building, Planning & Environmental Health Department
111 Union Square St. SE, Suite 100
Albuquerque, NM 87102
(505) 314-0450
(505) 314-0480 - fax

2.a

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

17 View Drive, Cedar Crest, NM 87008

ADDRESS OF SUBJECT PROPERTY

Please print

Please print

Tappan J. and Simone J. Mahoney

Nathan T. Poole

NAME OF PROPERTY OWNER

AGENT'S NAME OR COMPANY

17 View Drive

15 View Drive

ADDRESS OF PROPERTY OWNER

AGENT'S ADDRESS

Cedar Crest, NM 87008

Cedar Crest, NM 87008

CITY STATE ZIP

CITY STATE ZIP

505-259-1165

505-259-7451

PHONE NUMBER

AGENT'S PHONE NUMBER

I, Tappan J. and Simone J. Mahoney, the legally registered property owner for the site located at 17 View Drive, Cedar Crest, NM 87008, which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

The Re-plat of Tracts 6-A-1 and 7-A-1 Ponderosa Ranch Estates

Tappan J. Mahoney 11/30/12
Simone J. Mahoney 11.30.12
Owner's signature Date

Nathan T. Poole 12-02-12
Agent's signature Date

Attachment: Application_Final (2857 : Srp-20120089)

BERNALILLO COUNTY

Department of Environmental Health
111 Union Square SE, Suite 300
Albuquerque, NM 87102
(505) 314-0310 Fax: (505) 314-0470



WASTEWATER OPERATOR PERMIT

Expiration Date:

Application Number: **EHWO 20130039**

OWNER POOLE NATHAN T & RAQUELLE B		PHONE 505-307-1378	
MAILING ADDRESS 15 VIEW DR		CITY/STATE CEDAR CREST, NM	ZIP 87008 9714
AGENT/ CONTRACTOR		PHONE	
MAILING ADDRESS		CITY/STATE	ZIP
STATE LICENSE NO.	LICENSE EXP. DATE	VOLUME	CLASS
SITE ADDRESS 15 VIEW DR, SANDIA PARK, NM 878047			
LEGAL DESCRIPTION TRACT 7-A-1 PLAT OF TRACTS 6-A-1 & 7-A-1 PONDEROSA RANCH EST ATES CONT 3.6505 AC M/L OR 159,016 SQ FT			
MAP # D-30	UPC # 103006324010630118	PROPOSED USE: TERTIARY TREATMENT SYSTEM	

In accordance with Bernalillo County Ordinance Section 42-501 Operating Permit, I agree with the following statements:

REQUIREMENTS:

- I agree to have all wastewater tanks pumped according to the maintenance provider's recommendations.
- I have been informed on how to properly operate my alternative wastewater system.

Sec. 42-515.A The owner of a secondary or tertiary wastewater treatment system shall have a written contract with a certified maintenance provider to inspect and maintain the advanced treatment system for the life of the system.

CONDITIONS OF APPROVAL:

The existing wastewater system, shall, be upgraded to comply with Sections 42-508 (Performance Standards), 509 (Design) and 511 (Disposal Systems) of the Bernalillo County Wastewater Ordinance 2006-1 at the time it is modified, or replaced, whichever comes first.

If a public sewer system is available to a lot, the structure shall within 30 days of the ownership of the property changing, within 30 days of a system failure, or within 365 days of sewer availability, be connected to sewer in accordance with Section 42-498 of the Bernalillo County Wastewater Ordinance 2006-1.

FINDINGS:

The existing system was permitted by Bernalillo County Environmental Health EHWO 20050155. Additionally, JC Septic evaluated and certified the system as acceptable on 5/8/2010.

All wastewater and treatment tanks shall be pumped according to the maintenance provider's recommendations.

BERNALILLO COUNTY WASTEWATER ORDINANCE 2006-1:

Sec. 42-519. The Operating Permit is not transferable. An Operating Permit shall expire when the owner of the property transfers ownership or when the tenant or occupancy classification changes. An Operating Permit must be obtained within 30 days of the property being transferred or the tenant or occupancy classification of the establishment changing.

Decision:
APPROVED

DAVID MADRID

Environmental Health Representative

Signature

24-JAN-2013

Date

COPY



County of Bernalillo
Public Works Division
 2400 Broadway SE Albuquerque, NM 87102
STREET EXCAVATION
CONSTRUCTION
&
BARRICADING PERMIT



Permit Number: **PWEP 20130360** Address: 15 VIEW DR, SANDIA PARK, NM 878047
 Date: 28/MAR/2013 Permit Start Date: Permit Expires:
 Case Number: SUBDIVISION Zone Map: D-30 UPC: 103006324010630118
 Location: SRP 20120089 DR FEE

Applicant: POOLE NATHAN T & RAQUELLE B Agent:
 Address: 15 VIEW DR Address:
 City/State: CEDAR CREST NM City/State: ,
 Zip Code: 87008 9714 Phone: 505-259-7451 Zip Code: Phone:

Type of work:

Scope of Work:

PERMIT IS APPROVED FOR WORK DESCRIBED ABOVE IN ACCORDANCE WITH COUNTY CODE.

Fees:

PW CURB CUT FEE	\$ 0.00
PW DESIGN REVIEW FEE	\$ 250.00
PW EXCAVATION FEE	\$ 0.00
PW GRADING FEE	\$ 0.00
PW PAVING FEE	\$ 0.00
PW RESTORATION FEE	\$ 0.00
PW ACCESS FEE	\$ 0.00
PW BARRICADING FEE	\$ 0.00
PUBLIC WORKS STORMWA	\$ 0.00
PW WAIVER FEE NAA	\$ 0.00
PW CONSTRUCTION PERM	\$ 0.00
PW FLOOD PLAIN PERMI	\$ 0.00

Total \$ 250.00

Permit is granted in consideration of the permittee assuming all liability, defending and holding the County harmless from claims, damages or injury to persons or property resulting from permittee's above stated excavation, construction, and/or barricading work.

Applicant Signature

Approved

County Public Works

COPY

CAUTION: PROTECT UNDERGROUND UTILITIES
 CALL 260-1990, 48 Hours in Advance for Line Staking



County of Bernalillo

Case Comments Report

Permit: SRP 20120089

Department: EHW

Activity: (EHSUB) EH SUBDIVISION REVIEW

Action: (EHGENER) PLAN CHECK

1. Note Date: 11-DEC-2012

Description: COMMENTS

Comments: SRP 20120089 Sketch Plat

1. 15 View Drive - owner needs to apply for a Wastewater Operator permit. The well permit has been approved. This may be addressed with BCPW Natural Resource Services (BCEH) 314-0310.
2. 17 View Drive - water well and wastewater permits have been approved by BCEH.
3. No other adverse comment for Sketch plat.

Department: PLAN

Activity: (PLCOMMENTS) PLANNING COMMENTS

Attachment: Application_Final (2857 : Srp-20120089)

2012



County of Bernalillo

Case Comments Report

Permit: SRP 20120089

Department: PLAN

Activity: (PLCOMMENTS) PLANNING COMMENTS

Action: (PLCOMMENTS) PLANNING COMMENTS

1. Note Date: 12-DEC-2012

Description: BERNALILLO COUNTY ORDINANCES & REGS

Comments: The applicant shall comply with applicable Bernalillo ordinances and regulations.

AREA PLANNER: No adverse comment to platting action. Please show gross and net acreage of proposed lots.

PRIOR TO FINAL PLAT SUBMITTAL, THE FOLLOWING ISSUES MUST BE ADDRESSED:

The property owners must sign the Disclosure Statement and their signatures must be notarized.

PLAT REQUIREMENTS:

Designated line for the case number: SRP-20120089

Statement of Declaration (i.e. Purpose of Plat)

Legal Description

Owner Authorization (i.e. Free Consent Statement signed & notarized)

Surveyor Certification (signed)

Zone Atlas page showing the property clearly marked

SIGNATURE LINES SHALL BE PROVIDED AS FOLLOWS:

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR

BERNALILLO COUNTY ZONING

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE

BERNALILLO COUNTY PUBLIC WORKS

BERNALILLO COUNTY ENVIRONMENTAL HEALTH

AMAFCA if applicable

CITY SURVEYOR if applicable

Department: PDEV

Activity: (PWSUBDDRAN) PW SUBDIVISION PLAN REVIEW DRAN



County of Bernalillo

Case Comments Report

Permit: SRP 20120089

Department: PDEV

Activity: (PWSUBDDRAN) PW SUBDIVISION PLAN REVIEW DRAN

Action: (PWDRA) REVIEW GRADING & DRAINAGE COMMENTS

1. Note Date: 10-DEC-2012
Description: PUBLIC WORKS COMMENTS
Comments: No adverse comment for sketch plat.

Department: PDEV

Activity: (PWSUBDDRE) PW SUBDIVISION PLAN REVIEW DRE

Action: (PWDRE) REVIEW ROAD/ACCESS COMMENTS

1. Note Date: 11-DEC-2012
Description: PUBLIC WORKS COMMENTS
Comments: BCPWD does not have any adverse comments concerning the reconfiguration of this turnaround unless the Fire Department does not deem it to be adequate or safe to traverse.

This section of View Drive is a private road. Place a private access road maintenance note on the plat. This note shall describe what measures will be taken to ensure private access road maintenance for all private roads utilized in accessing the site.

Infrastructure improvements required for emergency access purposes for this subdivision are required to be completed and approved prior to Public Works approving any building permits. All infrastructure improvements required for this subdivision are required to be completed and approved prior to Public Works approving any certificates of occupancy.

For Replats the minimum design review fee for this platting action is \$250.00 and is required to be paid prior to final plat sign-off by BCPWD. The fee is to be paid by check or money order, paid to the order of Bernalillo County, and delivered to 2400 Broadway, SE, Albuquerque, NM 87102. However, at the time of development an additional design review fee will be required and will be based on a percentage of the cost of improvements and the initial \$250.00 will not be credited to this amount.

Within two weeks of the official recording of this plat, provide two (2) copies of this officially recorded plat and one (1) copy of the recorded Disclosure Statement to BCPWD. The copies may be mailed or hand delivered to 2400 Broadway, SE, Albuquerque, NM 87102. If there are any questions, please call Christi Tanner at 848-1523.

Department: ZONE

Activity: (ZNREPORTFS) ZONING STAFF REPORT



County of Bernalillo

Case Comments Report

Permit: SRP 20120089

Department: ZONE

Activity: (ZNREPORTFS) ZONING STAFF REPORT

Action: (ZAFILENOTE) ZA FILE REVIEW

1. Note Date: 11-DEC-2012

Description: ZA CASE COMMENTS

Comments: SRP-20120089

Proposing a replat of tracts 6-A-1 and 7-A-1 located at 15 View Dr zoned A-2, containing 7.35 acres.

No Adverse Comment.

Attachment: Application_Final (2857 : Srp-20120089)

SRP-20120089
SITE PLAN
APRIL 22, 2013

FILE COPY

RESERVED FOR COUNTY CLERK USE ONLY

SUBDIVISION DATA

1. CDRA CASE No. _____
2. ZONING VARIANCE CASE No. _____
3. ZONE ATLAS No. D-30-Z

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CHANGE THE CONFIGURATION OF THE VIEW DRIVE CUL-DE-SAC.

LEGAL DESCRIPTION

TRACTS NUMBERED 6-A-1 AND 7-A-1, PONDEROSA RANCH ESTATES, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 11, 1993 IN VOLUME: 93C, FOLIO: 36.

FREE CONSENT AND DEDICATION

THE REPLAT OF TRACTS 6-A-1 AND 7-A-1 OF THE PONDEROSA RANCH ESTATES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED PROPERTY OWNERS.

Tappan J. Mahoney DATE 03/18/2013
Simone J. Mahoney DATE 03/18/2013
SIMONE J. MAHONEY

STATE OF NEW MEXICO } SS *Debbie Erickson* OFFICIAL SEAL
COUNTY OF BERNALILLO }
ON THIS 18th DAY OF MARCH 2013, THE
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

MY COMMISSION EXPIRES 2-1-2015 *Debbie Erickson*
NOTARY PUBLIC

Nathan T. Poole DATE 03-18-13
NATHAN T. POOLE
RAQUELLE B. POOLE

STATE OF NEW MEXICO } SS *Debbie Erickson* OFFICIAL SEAL
COUNTY OF BERNALILLO }
ON THIS 18th DAY OF MARCH 2013, THE
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

MY COMMISSION EXPIRES 2-1-2015 *Debbie Erickson*
NOTARY PUBLIC

David W. Salazar DATE 3/18/13
DAVID SALAZAR, PRESIDENT
PONDEROSA RANCH ESTATES
STATE OF NEW MEXICO } SS *Debbie Erickson* OFFICIAL SEAL
COUNTY OF BERNALILLO }
ON THIS 18th DAY OF MARCH 2013, THE
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

MY COMMISSION EXPIRES 2-1-2015 *Debbie Erickson*
NOTARY PUBLIC

APPROVALS

SUBDIVISION CASE NO. _____
BY: _____ DATE: _____
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR
BY: _____ DATE: _____
BERNALILLO COUNTY ZONING
BY: _____ DATE: _____
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE
BY: _____ DATE: _____
BERNALILLO COUNTY PUBLIC WORKS
BY: _____ DATE: _____
BERNALILLO COUNTY ENVIRONMENTAL HEALTH

INDEXING INFORMATION FOR COUNTY CLERK

TAPPAN J. AND SIMONE J. MAHONEY
17 VIEW DRIVE
CEDAR CREST, NM 87008
NATHAN T. AND RAQUELLE B. POOLE
15 VIEW DRIVE
CEDAR CREST, NM 87008

SECTION: SW1/4 SECTION 24
TOWNSHIP: 11 NORTH
RANGE: 5 EAST, NMPM

SUBDIVISION: PONDEROSA RANCH ESTATES

SURVEY: JB
DRAWN: THO
CHECKED: JB
DATE: 11/21/2012
REV: 12/03/2012
REV: 01/17/2013
FILE:

BEING TRACTS 6-A-1 AND 7-A-1 OF
THE PONDEROSA RANCH ESTATES
LOCATED IN SECTION 24,
T.11N., R.5E., N.M.P.M.
BERNALILLO COUNTY, NM.

po box 909
21 main st suite 201
edgewood, nm 87015
o 505.281.2880
f 505.281.3640

dennis
ENGINEERING
company

REPLAT OF TRACTS 6-A-1 AND 7-A-1
PONDEROSA RANCH ESTATES

(SEAL)

SHEET

1 of 1

REPLAT OF TRACTS 6-A-1 AND 7-A-1 PONDEROSA RANCH ESTATES

A SUBDIVISION
WITHIN
SECTION 24, T.11N., R.5E
BERNALILLO COUNTY, NM
OCTOBER 2012

CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
C1	76° 51' 28" (77° 22' 44")	37.43' (37.43')	50.21' (50.55')	N38° 45' 07"E 46.53' (N38° 56' 41"E 46.80')
C2	76° 51' 28" (77° 22' 44")	62.62' (62.43')	84.00' (84.31')	N38° 45' 07"E 77.85' (N38° 56' 41"E 78.05')
C3	76° 51' 28" (77° 22' 44")	87.81' (87.43')	117.80' (118.08')	S38° 45' 07"W 109.16' (S38° 56' 41"W 109.31')
C4	69° 00' 00"	44.00'	52.99'	S68° 02' 25"E 49.84'

LINE DATA

LINE NO.	CHORD
L1	N89° 40' 37"W 50.38' (N89° 44' 41"W 50.00')
L2	N77° 15' 57"E 74.79' (N77° 38' 03"E 74.84')
L3	N77° 25' 27"E 20.97'
L4	S77° 31' 08"W 91.79'
L5	N48° 27' 35"E 60.00'
L6	S48° 27' 35"W 26.57'
L7	N41° 32' 25"W 20.00'
L8	N48° 27' 35"E 7.48'
L9	N12° 11' 05"W 41.64'
L10	N33° 32' 25"W 6.71'
L11	S33° 32' 25"E 7.01'
L12	N56° 27' 35"E 20.00'
L13	S36° 58' 40"E 14.74'

VICINITY MAP

BERNALILLO COUNTY ZONE ATLAS MAP D-30-Z

SURVEY GENERAL NOTES

- APPROVAL AND FILING OF THIS PLAT WITH THE COUNTY CLERK OF BERNALILLO COUNTY DOES NOT AFFECT PUBLIC OR PRIVATE EASEMENTS WHETHER RECORDED OR UNRECORDED, OTHER THAN THOSE INDICATED BY THIS PLAT.
- CORNERS SET OR FOUND AS SHOWN ON THIS PLAT.
- THIS PROPERTY IS SUBJECT TO THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE NO. 96-5. IN ACCORDANCE WITH SECTION 11, SUBSECTION B.5, SPECIAL PROVISIONS FOR THE EAST MOUNTAIN AREA, PARAGRAPH B, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE ORDINANCE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT, OR PARCEL CREATED BY THIS PLAT, REPLAT OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY PUBLIC OR PRIVATE ROADS, STREETS AND ACCESS EASEMENTS CREATED BY THIS PLAT.
- THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT THERE ARE NO ARROYOS, WATER COURSES OR STORM DRAINAGE FACILITIES, AS DEFINED BY THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE No. 96-5. TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON.
- PROPERTY IS LOCATED WITHIN A ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE. FLOOD INFORMATION BASED UPON FEMA FLOOD MAPS DATED AUGUST 16, 2012. PANEL 0186H.
- DIMENSIONS SHOWN IN PARENTHESIS ARE RECORDED BEARINGS FROM REFERENCED PLAT(1).
- PONDEROSA RANCH ESTATES LANDOWNERS INC. (PREL) SHALL CARE FOR AND MAINTAIN CERTAIN ROADS IN SAID SUBDIVISION WHICH ARE RESERVED FOR THE USE OF ALL LAND OWNERS THEREIN AND ARE OWNED BY THE CORPORATION.

REFERENCE DOCUMENTS

- PLAT OF TRACTS 6-A-1 & TRACT 7-A-1, PONDEROSA RANCH ESTATES, BY FRANKLIN E. WILSON, PLS 6446, FILED FEBRUARY 11, 1993, LD-93-4, VOL. 93C, FOLIO 36.
- REPLAT OF TRACTS 6 & 7, BY ROBERT M. OFFICER, PE & PLS 332, FILED DECEMBER 12, 1973, LD-73-525, VOL. C9, FOLIO 132.

LEGEND

- FOUND #4 REBAR W/CAP 6540
- FOUND #4 REBAR W/CAP 6446
- FOUND #4 REBAR W/NO CAP
- ⊙ FOUND IRON PIPE
- ⊙ FOUND #4 REBAR TAGGED 9777
- ⊙ FOUND IRON PIPE TAGGED 9777
- ⊙ FOUND #4 REBAR W/CAP 6446 (NOT ACCEPTED)
- SET REBAR W/CAP #5211

RESERVED FOR COUNTY TREASURER USE ONLY
THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON

UPC NO. 1-030-063-234-132-30119

1-030-063-240-106-30118

OWNER: TAPPAN J. AND SIMONE J. MAHONEY

TRUSTEES: N/A

OWNER: NATHAN T. AND RAQUELLE B. POOLE

TRUSTEES: N/A

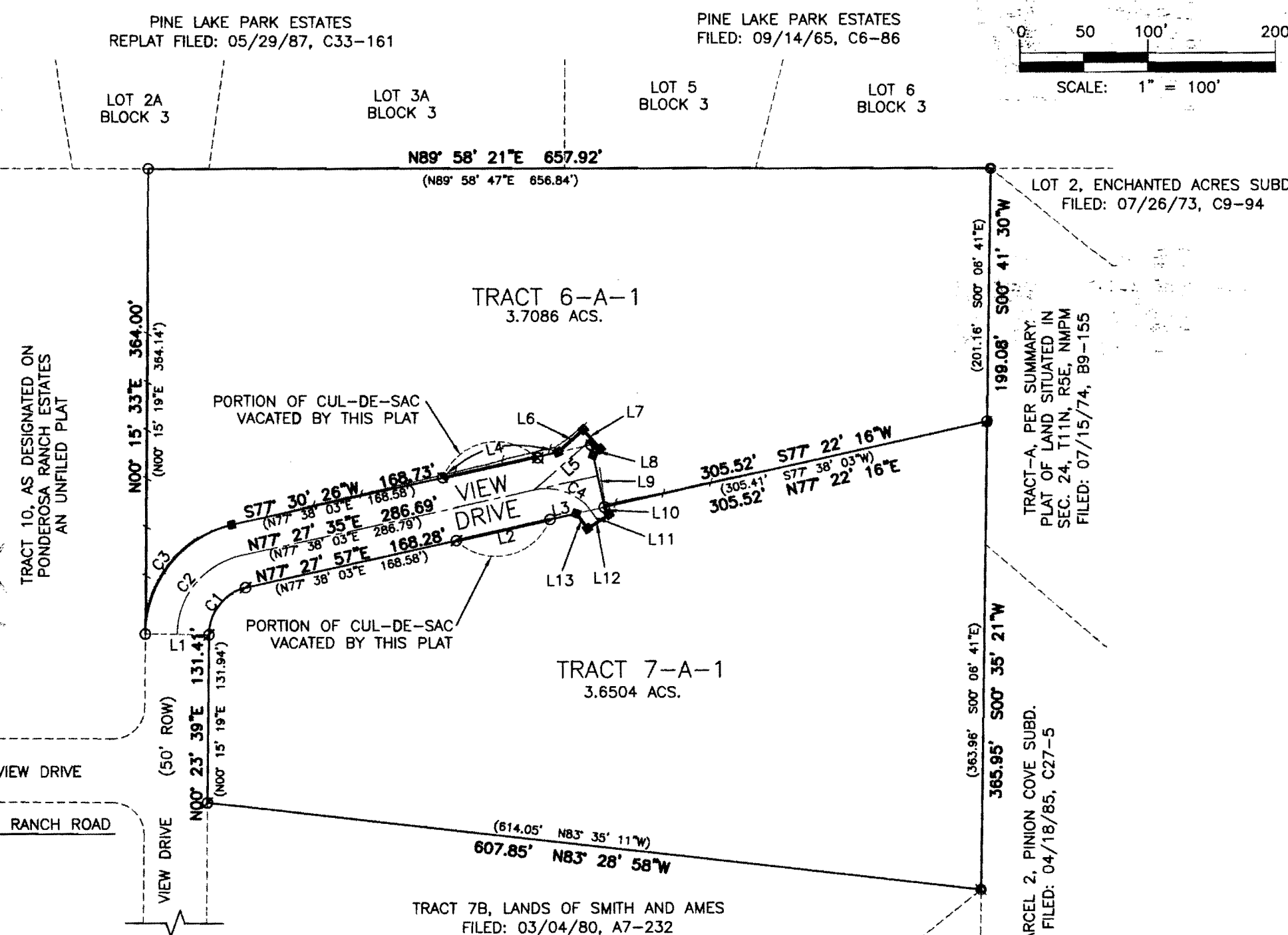
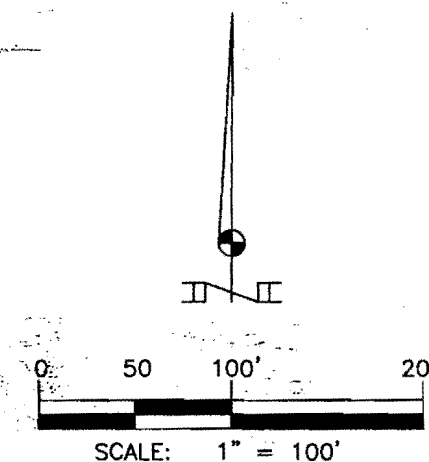
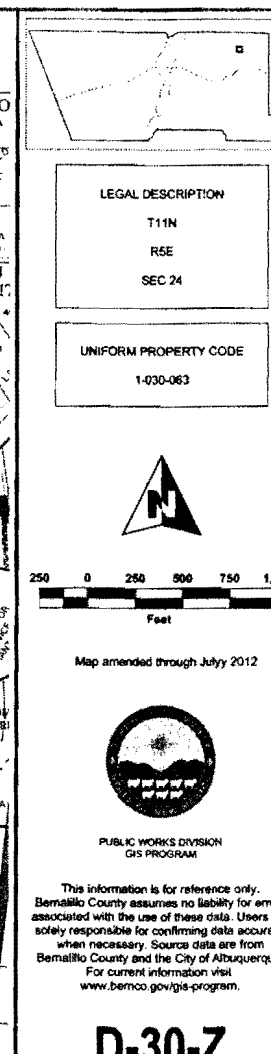
BERNALILLO COUNTY TREASURER'S OFFICE - DEPUTY

SURVEYOR'S CERTIFICATE

I, JAMES A. BOTSFORD, A PROFESSIONAL SURVEYOR #5211, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES A. BOTSFORD PS #5211

DATE: 18 Mar 2013



BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 03/DEC/2012

Application Number: SRP 20120089

Hearing Date: 12/13/12

OWNER

OWNER	POOLE NATHAN T & RAQUELLE B		PHONE	505-259-7451	
MAILING ADDRESS	15 VIEW DR	CITY/STATE	CEDAR CREST, NM	ZIP	87008 9714

AGENT

AGENT	POOLE NATHAN T & RAQUELLE B		PHONE	505-259-7451	
MAILING ADDRESS	15 VIEW DR	CITY/STATE	CEDAR CREST, NM	ZIP	87008 9714

SITE INFORMATION

SITE ADDRESS			15 VIEW DR, SANDIA PARK, NM 878047	
DIRECTIONS				
LEGAL DESCRIPTION				
TRACT 7-A-1 PLAT OF TRACTS 6-A-1 & 7-A-1 PONDEROSA RANCH EST ATEs CONT 3.6505 AC M/L OR 159,016 S(
MAP #	D-30	CURRENT ZONE(S)	A-2	
UPC #	103006324010630118	PROPOSED ZONE(S)	SUBDIVISION NAME	
EXISTING BUILDING & USE				
PROPOSED BUILDING & USE				
PLSRP SUMMARY REVIEW PROCEDURES				

DETAIL INFORMATION

SCOPE OF WORK		MINOR SUDIVISION WITHIN BERNALILLO COUNTY.	
SUBDIVISION TYPE: 3			
EXISTING LOTS: 2			
PROPOSED LOTS: 2			
TOTAL ACREAGE: 7.359			
PLAT TYPE: REPLAT/SKETCH JMG/12/03/2012			
COMP PLAN DESIGNATION: RURAL			
DETAILED INFORMATION			

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date

12-03-12

Attachment: Application_Sketch (2857 : Srp-20120089)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY	
CASE #:	CDRA MEETING DATE:

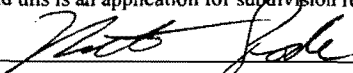
OWNER Nathan T. and Raquelle B. Poole	PHONE 505-259-7451
ADDRESS/CITY/ZIP 15 View Drive, Cedar Crest, 87008 (See attached sheet for additional owners)	
AGENT Nathan T. Poole	PHONE 505-259-7451
ADDRESS/CITY/ZIP 15 View Drive, Cedar Crest, 87008	

LEGAL DESCRIPTION																				
UPC#	1	0	3	0	0	6	3	2	3	4	1	3	2	3	0	1	1	9	SUBDIVISION NAME	Ponderosa Ranch Estates 17 View Drive
UPC#	1	0	3	0	0	6	3	2	4	0	1	0	6	3	0	1	1	8	Please list any additional UPC numbers on a separate sheet.	

SECTION I: SUBDIVISION TYPE (check one):	SECTION II: REVIEW PROCEDURES (CHECK ONE):	OFFICE USE ONLY	OFFICE USE ONLY						
<input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 2 <input checked="" type="checkbox"/> TYPE 3 # EXISTING LOTS <u>2</u> PROPOSED # OF LOTS <u>2</u> TOTAL ACREAGE <u>7.359</u> SPECIAL PROCEDURES (check one) <input checked="" type="checkbox"/> REPLAT <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> OTHER YEAR LAST DIVIDED: <input type="checkbox"/> >7 YEARS <input type="checkbox"/> <7 YEARS	<input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input checked="" type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	ZONE ATLAS PG: _____ ZONE CLASS: _____ COMPREHENSIVE PLAN LAND USE DESIGNATION: _____ AREA PLAN: _____ PLANNING QUADRANT: (CIRCLE ONE) <table style="margin-left: auto; margin-right: auto;"> <tr> <td>NE HTS</td> <td>NV</td> </tr> <tr> <td>EM</td> <td>SV</td> </tr> <tr> <td>SW</td> <td>NW</td> </tr> </table>	NE HTS	NV	EM	SV	SW	NW	FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES: _____ RECEIPT #: _____
NE HTS	NV								
EM	SV								
SW	NW								

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature



Date

12-02-12

OFFICE USE ONLY	
RECEIVED BY	DATE

Attachment: Application_Sketch (2857 : Srp-20120089)

**BERNALILLO COUNTY**

Zoning, Building, Planning & Environmental Health Department
111 Union Square St. SE, Suite 100
Albuquerque, NM 87102
(505) 314-0450
(505) 314-0480 - fax

2.c

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

17 View Drive, Cedar Crest, NM 87008

ADDRESS OF SUBJECT PROPERTY

Please print

Please print

Tappan J. and Simone J. Mahoney

Nathan T. Poole

NAME OF PROPERTY OWNER

AGENT'S NAME OR COMPANY

17 View Drive

15 View Drive

ADDRESS OF PROPERTY OWNER

AGENT'S ADDRESS

Cedar Crest, NM 87008

Cedar Crest, NM 87008

CITY STATE ZIP

CITY STATE ZIP

505-259-1165

505-259-7451

PHONE NUMBER

AGENT'S PHONE NUMBER

I, Tappan J. and Simone J. Mahoney, the legally registered property owner for the site located at 17 View Drive, Cedar Crest, NM 87008, which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

The Re-plat of Tracts 6-A-1 and 7-A-1 Ponderosa Ranch Estates

Tappan J. Mahoney 11/30/12
Simone J. Mahoney 11-30-12
Owner's signature Date

Nathan T. Poole 12-02-12
Agent's signature Date

Attachment: Application_Sketch (2857 : Srp-20120089)

AGENT'S AUTHORIZATION

I, David Salazar, President, Ponderosa Ranch Estates, LLC, 19 Canyon Lane, Cedar Crest, NM 87008 (Phone: 505-281-2413), hereby authorize **Nathan T. Poole** to make application and act as my agent concerning the re-plat of Tracts 6-A-1 and 7-A-1 Ponderosa Ranch Estates.

David W Salazar
Signature

12/2/2012
Date

Nathan T. Poole
Agent's Name

15 View Drive
Agent's Address

Cedar Crest, NM 87008
City, State, ZIP

505-259-7451
Agent's Phone Number

Nathan T Poole
Agent's Signature

12-02-12
Date

Attachment: Application_Sketch (2857 : Srp-20120089)

Additional Owners:

2. Tappan J. and Simone J. Mahoney
17 View Drive
Cedar Crest, NM 87008
Phone: 505-259-1165

3. Ponderosa Ranch Estates, LLC.
David Salazar, President
19 Canyon Lane
Cedar Crest, NM 87008
Phone: 505-281-2413

Poole, Nathan

From: Tappan Mahoney <Tappan@decnm.com>
Sent: Tuesday, July 31, 2012 4:23 PM
To: Poole, Nathan; DAVID W SALAZAR
Subject: FW: #15 and #17 View Dr.

Nathan,
 FYI as you weren't on this email.

Tappan J. Mahoney. P.E.
 President/Chief Engineer
 dennis ENGINEERING company
 lasting solutions towards a better civilization
 PO Box 909 (21 Main St., Ste. 201)
 Edgewood, NM 87015
 (o) 505.281.2880
 (f) 505.281.3640
 (e) Tappan@DECNM.com

From: Christi L. Tanner [<mailto:ctanner@bernco.gov>]
Sent: Tuesday, July 31, 2012 4:21 PM
To: Tappan Mahoney; davidwsalazar@msn.com
Cc: David Lorenzo; Henry D. Gabaldon (FR); Nick Hamm; Diana L. Speakman; Kevin Grovet
Subject: FW: #15 and #17 View Dr.

Thanks Diana!

Hi Tappan & David,

This is great, but you'll still have to Replat yours and your neighbor's properties to place the "Y" turnaround in a new easement, and do away with the existing cul-de-sac easement for View Road, in Ponderosa Ranch Estates.

You should get a surveyor and submit to the CDRA a plat reflecting the new easement. This Replat will then get recorded, and mapping will be changed, and it will all become legal.

If you have any questions, please let me know. Nick Hamm is the CDRA Chair, so that's why I'm including him in this email.

Thanks &
 Best Regards,

Christi

From: Diana L. Speakman
Sent: Tuesday, July 31, 2012 12:30 PM
To: Henry D. Gabaldon (FR); DAVID W SALAZAR
Cc: David Lorenzo
Subject: #15 and #17 View Dr.

Attachment: Application_Sketch (2857 : Srp-20120089)

Lieutenant Gabaldon and Mr. D. Lorenzo:

I meet with Mr. Salazar, Mr. Nathan Poole and Mr. Tappan Mahoney with regards to their request for the end of this street be considered as a "Y" turn-a-round.

I measured the width of the main road names "View Dr." and it is 38 feet wide. Mr. Mahoney's driveway is 18.55 feet wide and Mr. Poole's driveway is 19 feet wide. I am enclosing photos taken the day of our meeting using two different point of View Road. The first is farther down the road as shown in the papers that Lieutenant Henry Gabaldon of my office sent to Mr. Salazar and persons involved in this request. The second is as close to the middle of the main road at the last location we could to measure for the "Y" turn-a-round. In both cases there is no issue with the fire departments access at the end of View Dr. located in Ponderosa Ranch Estates. They have meet all requests as per International Fire Code 2009 and we have found no adverse comments to hinder their application at this time.

Thank you for your time and patience. If you have any further questions please let me know.

Respectfully,

Diana Speakman, Deputy Fire Marshal
6840 2nd St NW
Albuquerque, NM 87107
(505) 468-1310 Office
(505) 331-2249 Cell

Attachment: Application_Sketch (2857 : Srp-20120089)

Replat of Tracts 6-A-1 and 7-A-1
Ponderosa Ranch Estates (Dec. 2012)
Site Pictorial Reference

Eastern View: Tract ⁶7-A-1 (LEFT) AND ⁷6-A-1 (RIGHT) "Y" Turnaround
12-03-12



Attachment: Application_Sketch (2857 : Srp-20120089)

Replat of Tracts 6-A-1 and 7-A-1
Ponderosa Ranch Estates (Dec. 2012)
Site Pictorial Reference

South Western View: View from Tract 7-A-1 12/23/12



North Western View: View from Tract 6-A-1 12/23/12



SRP-20120089
SITE PLAN
DECEMBER 3, 2012

FILE COPY

REPLAT OF TRACTS 6-A-1 AND 7-A-1 PONDEROSA RANCH ESTATES

A SUBDIVISION
WITHIN
SECTION 24, T.11N., R.5E
BERNALILLO COUNTY, NM
OCTOBER 2012

RESERVED FOR COUNTY CLERK USE ONLY

SUBDIVISION DATA

1. CDRA CASE No. _____
2. ZONING VARIANCE CASE No. _____
3. ZONE ATLAS No. D-30-Z

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CHANGE THE CONFIGURATION OF THE VIEW DRIVE CUL-DE-SAC.

LEGAL DESCRIPTION

TRACTS NUMBERED 6-A-1 AND 7-A-1, PONDEROSA RANCH ESTATES, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 11, 1993 IN VOLUME: 93C, FOLIO: 36.

FREE CONSENT AND DEDICATION

THE REPLAT OF TRACTS 6-A-1 AND 7-A-1 OF THE PONDEROSA RANCH ESTATES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED PROPERTY OWNERS.

Jordan J. Mahoney 11-27-12
TAPPAN J. MAHONEY DATE
Simone J. Mahoney 11-27-12
SIMONE J. MAHONEY DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
ON THIS 27th DAY OF November, 2012
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

MY COMMISSION EXPIRES 2-1-2015 *Debbie Ericks*
NOTARY PUBLIC

Nathan T. Poole 11-27-12
NATHAN T. POOLE DATE
Raquel B. Poole 11-27-12
RAQUELLE B. POOLE DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
ON THIS 27th DAY OF November, 2012
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

MY COMMISSION EXPIRES 2-1-2015 *Debbie Ericks*
NOTARY PUBLIC

DAVID SALAZAR: PRESIDENT,
PONDEROSA RANCH ESTATES;
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
ON THIS 27th DAY OF November, 2012
FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

MY COMMISSION EXPIRES 2-1-2015 *Debbie Ericks*
NOTARY PUBLIC

APPROVALS

SUBDIVISION CASE NO. _____

BY: _____ DATE: _____
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR

BY: _____ DATE: _____
BERNALILLO COUNTY ZONING

BY: _____ DATE: _____
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE

BY: _____ DATE: _____
BERNALILLO COUNTY PUBLIC WORKS

BY: _____ DATE: _____
BERNALILLO COUNTY ENVIRONMENTAL HEALTH

INDEXING INFORMATION FOR COUNTY CLERK

TAPPAN J. AND SIMONE J. MAHONEY
17 VIEW DRIVE
CEDAR CREST, NM 87008
NATHAN T. AND RAQUELLE B. POOLE
15 VIEW DRIVE
CEDAR CREST, NM 87008
SECTION: SW1/4 SECTION 24
TOWNSHIP: 11 NORTH
RANGE: 5 EAST, NMPM
SUBDIVISION: PONDEROSA RANCH ESTATES

SURVEY: JB
DRAWN: THO
CHECKED: JB
DATE: 11/21/2012
REV:
REV:
FILE:

BEING TRACTS 6-A-1 AND 7-A-1 OF
THE PONDEROSA RANCH ESTATES
LOCATED IN SECTION 24,
T.11N., R.5E., N.M.P.M.
BERNALILLO COUNTY, NM.

po box 909
21 main st suite 201
edgewood, nm 87015
o) 505.281.2880
f) 505.281.3640

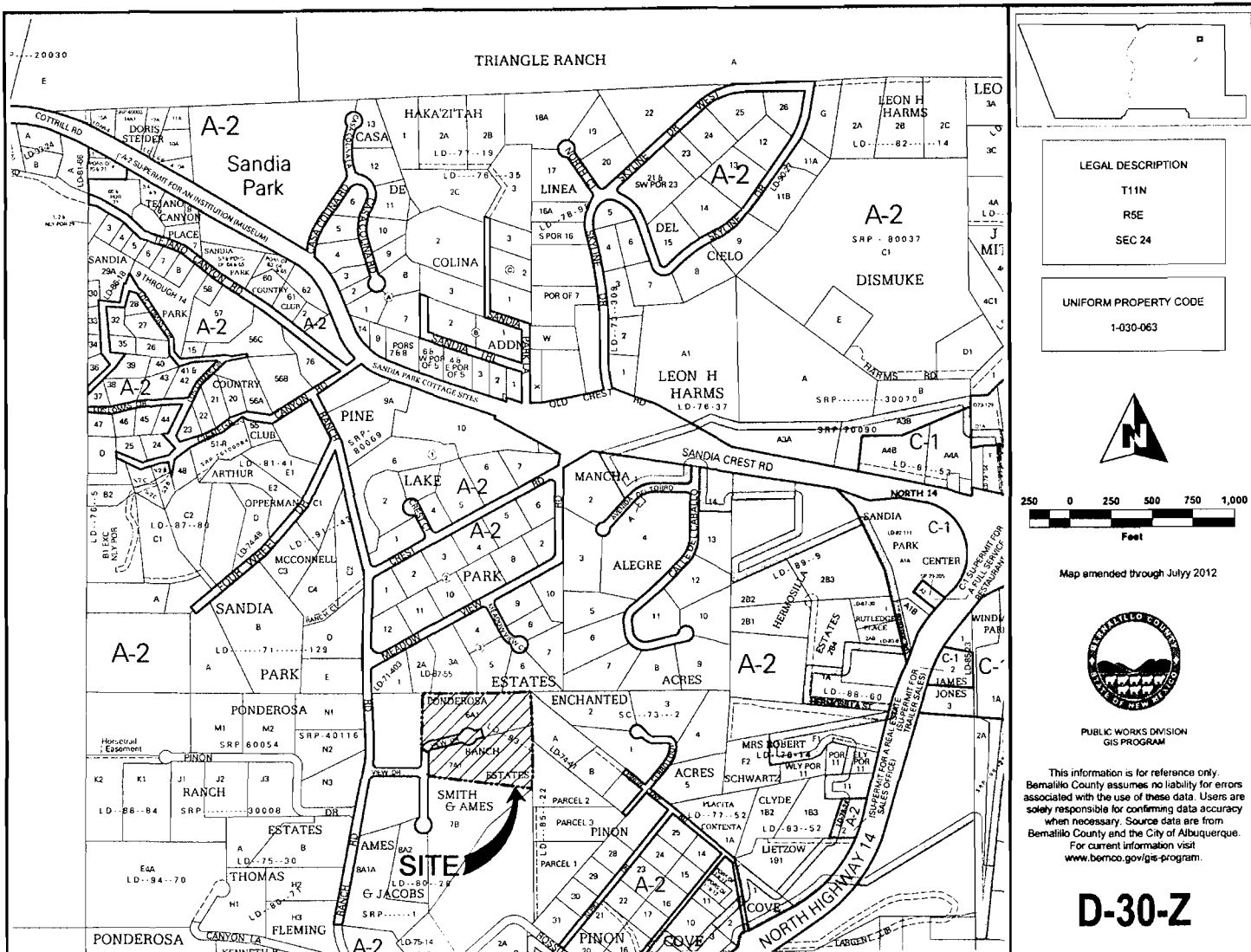
dennis
ENGINEERING
company

REPLAT OF TRACTS 6-A-1 AND 7-A-1
PONDEROSA RANCH ESTATES

(SEAL)

SHEET

1 of 1



VICINITY MAP

BERNALILLO COUNTY ZONE ATLAS MAP D-30-Z

SURVEY GENERAL NOTES

- APPROVAL AND FILING OF THIS PLAT WITH THE COUNTY CLERK OF BERNALILLO COUNTY DOES NOT AFFECT PUBLIC OR PRIVATE EASEMENTS WHETHER RECORDED OR UNRECORDED, OTHER THAN THOSE INDICATED BY THIS PLAT.
- CORNERS SET OR FOUND AS SHOWN ON THIS PLAT.
- THIS PROPERTY IS SUBJECT TO THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE NO. 96-5, IN ACCORDANCE WITH SECTION 11, SUBSECTION B.5, SPECIAL PROVISIONS FOR THE EAST MOUNTAIN AREA, PARAGRAPH B. THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE ORDINANCE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT, OR PARCEL CREATED BY THIS PLAT, REPLAT OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY PUBLIC OR PRIVATE ROADS, STREETS AND ACCESS EASEMENTS CREATED BY THIS PLAT.
- THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT THERE ARE NO ARROYOS, WATER COURSES OR STORM DRAINAGE FACILITIES, AS DEFINED BY THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE NO. 96-5, TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON.
- PROPERTY IS LOCATED WITHIN A ZONE D. AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE. FLOOD INFORMATION BASED UPON FEMA FLOOD MAPS DATED AUGUST 16, 2012. PANEL 0186H.
- DIMENSIONS SHOWN IN PARENTHESIS ARE RECORDED BEARINGS FROM REFERENCED PLAT(1).

REFERENCE DOCUMENTS

- PLAT OF TRACTS 6-A-1 & TRACT 7-A-1, PONDEROSA RANCH ESTATES, BY FRANKLIN E. WILSON, PLS 6446, FILED FEBRUARY 11, 1993, LD-93-4, VOL. 93C, FOLIO 36.
- REPLAT OF TRACTS 6 & 7, BY ROBERT M. OFFICER, PE & PLS 332, FILED DECEMBER 12, 1973, LD-73-525, VOL. C9, FOLIO 132.

LEGEND

- FOUND #4 REBAR W/CAP 6540
- FOUND #4 REBAR W/CAP 6446
- FOUND #4 REBAR W/NO CAP
- FOUND IRON PIPE
- FOUND #4 REBAR TAGGED 9777
- FOUND IRON PIPE TAGGED 9777
- ⊗ FOUND #4 REBAR W/CAP 6446 (NOT ACCEPTED)
- SET REBAR W/CAP #5211

RESERVED FOR COUNTY TREASURER USE ONLY

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON
UPC NO. 1-030-063-234-131-30119
1-030-063-240-105-30118

OWNER: TAPPAN J. AND SIMONE J. MAHONEY

TRUSTEES: N/A

OWNER: NATHAN T. AND RAQUELLE B. POOLE

TRUSTEES: N/A

BERNALILLO COUNTY TREASURER'S OFFICE - DEPUTY

SURVEYOR'S CERTIFICATE

I, JAMES A. BOTSFORD, NEW MEXICO PROFESSIONAL SURVEYOR #5211, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James A. Botsford 26 Nov 2012
JAMES A. BOTSFORD PS #5211 DATE:

CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
C1	76° 51' 28" (77° 22' 44")	37.43' (37.43')	50.21' (50.55')	N38° 45' 07"E 46.53' (N38° 56' 41"E 46.80')
C2	76° 51' 28" (77° 22' 44")	62.62' (62.43')	84.00' (84.31')	N38° 45' 07"E 77.85' (N38° 56' 41"E 78.05')
C3	76° 51' 28" (77° 22' 44")	87.81' (87.43')	117.80' (118.08')	S38° 45' 07"W 109.16' (S38° 56' 41"W 109.31')
C4	69° 00' 00"	44.00'	52.99'	S68° 02' 25"E 49.84'

LINE DATA	
LINE NO.	CHORD
L1	N89° 40' 37"W 50.38' (N89° 44' 41"W 50.00')
L2	N77° 15' 57"E 74.79' (N77° 38' 03"E 74.84')
L3	N77° 25' 27"E 20.97'
L4	S77° 31' 08"W 91.79'
L5	N48° 27' 35"E 60.00'
L6	S48° 27' 35"W 26.57'
L7	N41° 32' 25"W 20.00'
L8	N48° 27' 35"E 7.48'
L9	N12° 11' 05"W 41.64'
L10	N33° 32' 25"W 6.71'
L11	S33° 32' 25"E 7.01'
L12	N56° 27' 35"E 20.00'
L13	S36° 58' 40"E 14.74'

PINE LAKE PARK ESTATES
REPLAT FILED: 05/29/87, C33-161

PINE LAKE PARK ESTATES
FILED: 09/14/65, C6-86

LOT 2A
BLOCK 3

LOT 3A
BLOCK 3

LOT 5
BLOCK 3

LOT 6
BLOCK 3

N89° 58' 21"E 657.92'
(N89° 58' 47"E 656.84')

0 50 100' 200'
SCALE: 1" = 100'

LOT 2, ENCHANTED ACRES SUBD.
FILED: 07/26/73, C9-94

TRACT 6-A-1
3.7086 ACS.

TRACT 7-A-1
3.6504 ACS.

TRACT 7B, LANDS OF SMITH AND AMES
FILED: 03/04/80, A7-232



County Development Review Authority

Meeting: 05/09/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20120090/B-16/North Valley

Action: Request for Final Plat. Jack's High Country Inc., agent for Lawrence R. & Diane Tafoya, proposing a replat of Tract 4, Land of Bennie Tafoya, LD No. 2, Tract A, Lands of Bennie G. Tafoya No. 3, Section 10, T11N, R3E, located at 303 Alameda Rd. NW, zoned R-1, containing 0.51 acres±.

RURAL

NORTH VALLEY AREA PLAN

ATTACHMENTS:

- Application_Final (PDF)
- Final Plat 4-29-13 (PDF)
- Application_Sketch (PDF)
- Sketch Plat 12-3-12 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 03/DEC/2012

Application Number: SRP 20120090

Hearing Date: MAY 9, 2017

OWNER

OWNER	TAFOYA LAWRENCE & DIANE		PHONE
MAILING ADDRESS	301 ALAMEDA RD NW	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87114 2223

AGENT

AGENT	JACK'S HIGH COUNTRY INC		PHONE
MAILING ADDRESS	8953 2ND ST NW	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87114

SITE INFORMATION

SITE ADDRESS			303 ALAMEDA RD NW, ALBUQUERQUE, NM
DIRECTIONS			
LEGAL DESCRIPTION			
TRACT 4 SUMMARY PLAT LANDS OF BENNIE TAFOYA #2 (REPLAT OF TR S 85A1B, 85A2B, 86B2, 87A2 & 89D MRG)			
MAP #	B-16	CURRENT ZONE(S)	C-1 R-1
UPC #	101606522323520404	PROPOSED ZONE(S)	
PROPERTY SIZE in acre		.42404369582185491276400367	
SUBDIVISION NAME		LANDS OF BENNIE G. TAFOYA NO. 3	
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	2
PROPOSED LOTS:	1
TOTAL ACREAGE:	0.5154
PLAT TYPE:	12/03/2012: SKETCH PLAT//JP...4/25/2013: FINAL PLAT//CLC
COMP PLAN DESIGNATION:	RURAL
DETAILED INFORMATION	101606522323520404

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Jack A. Spelman

Date

4/25/2013

Attachment: Application_Final (2858 : Srp-20120090)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY
CASE #: <u>SRP-20120090</u>
CDRA MEETING DATE: <u>May 9, 2013</u>

OWNER <u>Lawrence R. Tafoya and Diane Tafoya</u>	PHONE _____
ADDRESS/CITY/ZIP <u>301 1/2 Alameda Road NW, Albuquerque, NM 87114</u>	

AGENT <u>Jack's High Country Inc (Jack Spilman Pres.)</u>	PHONE <u>505 898-3707</u>
ADDRESS/CITY/ZIP <u>8953 2nd NW Albuquerque NM 87114</u>	

LEGAL DESCRIPTION <u>See attached sheet</u>	
UPC# <u>1 016 065 223 235 204 04</u>	SUBDIVISION NAME _____
UPC# _____	Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION TYPE (check one): <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 4 <input type="checkbox"/> TYPE 2 <input type="checkbox"/> TYPE 5 <input checked="" type="checkbox"/> TYPE 3 # EXISTING LOTS <u>Two</u> PROPOSED # OF LOTS <u>one</u> TOTAL ACREAGE <u>0.5154</u> SPECIAL PROCEDURES (check one) <input checked="" type="checkbox"/> REPLAT <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> OTHER _____ YEAR LAST DIVIDED: <input type="checkbox"/> > 7 YEARS <input type="checkbox"/> < 7 YEARS	SECTION II: REVIEW PROCEDURES (CHECK ONE): <input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input type="checkbox"/> SKETCH PLAT <input checked="" type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE _____ (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	OFFICE USE ONLY ZONE ATLAS PG: _____ ZONE CLASS: _____ COMPREHENSIVE PLAN LAND USE DESIGNATION: _____ AREA PLAN: _____ PLANNING QUADRANT: (CIRCLE ONE) <table style="width: 100%;"> <tr> <td>NE HTS</td> <td>NV</td> </tr> <tr> <td>EM</td> <td>SV</td> </tr> <tr> <td>SW</td> <td>NW</td> </tr> </table>	NE HTS	NV	EM	SV	SW	NW	OFFICE USE ONLY FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES: _____ RECEIPT #: _____
NE HTS	NV								
EM	SV								
SW	NW								

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature Jack A. Spilman

Date April 25 2013

OFFICE USE ONLY

RECEIVED BY _____

DATE _____

Rev. 3/11/08

AL DESCRIPTION

TRACT NUMBERED FOUR (4) OF THE PLAT OF LANDS OF BENNIE TAFOYA, LD NO. 2, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT REOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO JANUARY 25, 1984 IN VOLUME B20, FOLIO 119 AND TRACT LETTERED 'A' OF THE LANDS BENNIE G. TAFOYA NO. 3, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 7, 2004 IN PLAT BOOK 2004C, PAGE 176 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF ALAMEDA AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT 'NM-47-1A', HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,526,203.265 AND E=1,532,315.653 BEARS S 70 DEG. 43' 47" E., A DISTANCE OF 710.36 FEET RUNNING THENCE N. 70 DEG. 39' 01" W., ALONG THE NORTHERLY LINE OF ALAMEDA ROAD, A DISTANCE OF 124.01 FEET TO THE SOUTHWEST CORNER; THENCE N. 21 DEG. 07' 39" E., A DISTANCE OF 174.05 FEET TO THE NORTHWEST CORNER; THENCE S. 69 DEG. 49' 21" E., A DISTANCE OF 108.78 FEET TO THE NORTHEAST CORNER; THENCE S. 21 DEG. 07' 39" W., A DISTANCE OF 82.94 FEET TO A POINT; THENCE S 70 DEG. 19' 21" E, A DISTANCE OF 7.25 FEET TO A POINT; THENCE S. 70 DEG. 59' 59" W., A DISTANCE OF 38.86 FEET TO A POINT; THENCE S 69 DEG 41' 41" E, A DISTANCE OF 6.18 FEET TO A POINT; THENCE S. 20 DEG. 45' 59" W., A DISTANCE OF 50.51 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.4572 ACRES MORE OR LESS.

Attachment: Application_Final (2858 : Srp-20120090)

DISCLOSURE STATEMENT---BERNALILLO COUNTY

1. NAME OF SUBDIVISION: LANDS OF BENNIE TAFOYA NO. 2
2. NAME AND ADDRESS OF SUBDIVIDER: LAWRENCE and DIANE TAFOYA 301 ½ ALAMEDA RD. ALBUQUERQUE, NEW MEXICO 87114
3. CONDITION OF TITLE: Warranty Deed
4. STATEMENT OF RESTRICTIONS: Property is subject to all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record.
5. DESCRIPTION OF UTILITIES BEING PROVIDED: ELECTRICITY PNM, NEW MEXICO GAS CO, WATER ABCWUA, LIQUID WASTE DISPOSAL ABCWUA, SOLID WASTE DISPOSAL, WASTE MANAGEMENT OF NEW MEXICO, TELEPHONE BY CENTURY LINK.
6. WATER AVAILABILITY: ABCWUA
7. LIQUID WASTE DISPOSAL: ABCWUA
8. SOLID WASTE DISPOSAL: WASTE MANAGEMENT OF NEW MEXICO.
9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES.
Submitted as ATTACHMENT 5B

ACKNOWLEDGMENT: THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A
NOTARY PUBLIC: THIS _____ DAY OF _____ 2006.

By (owner) _____

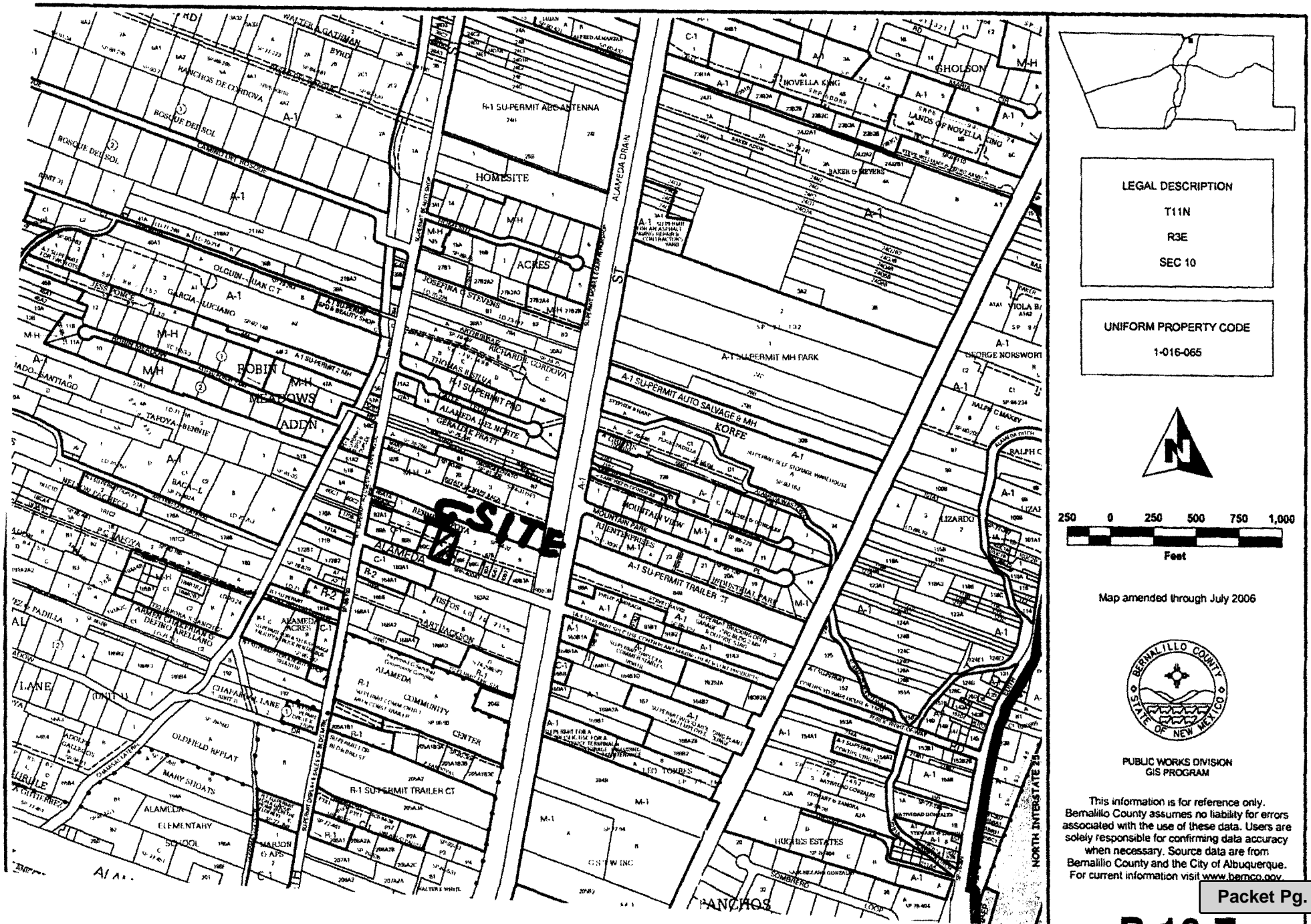
MY COMMISSION

EXPIRES: _____

BY: _____

NOTARY PUBLIC

Attachment: Application_Final (2858 : Srp-20120090)



FILE COPY

SRP-20120090
SITE PLAN
APRIL 29, 2013

PLAT OF TRACT 4-A LANDS OF BENNIE TAFOYA No. 2

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2013

CDRA CASE No.: _____

APPROVALS:

ABCWUA _____ DATE _____

MRGCD _____ DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY SURVEYOR _____ DATE _____

AMAFCA _____ DATE _____

BERNALILLO COUNTY APPROVALS:

BERNALILLO COUNTY PUBLIC WORKS DIVISION _____ DATE _____

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

BERNALILLO COUNTY ZONING DEPARTMENT _____ DATE _____

BERNALILLO COUNTY FIRE MARSHALL _____ DATE _____

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY,
CHAIR _____ DATE _____

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: _____ DATE: _____

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

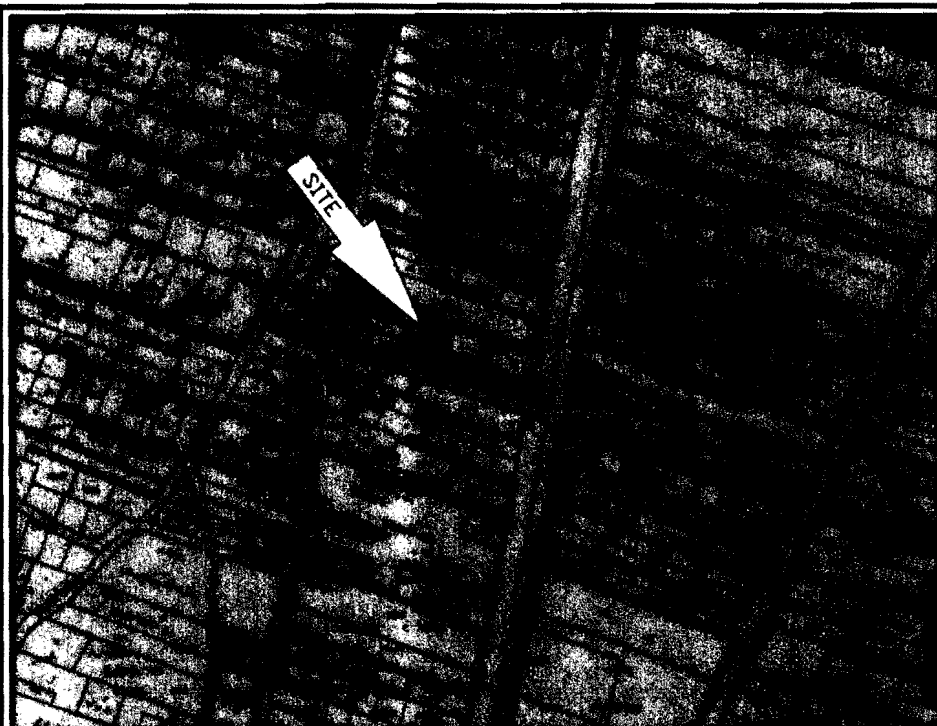
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 15th DAY OF April, 2013.

ANTHONY L. HARRIS, P.S. # 11483

LEGAL DESCRIPTION

TRACT NUMBERED FOUR (4) OF THE PLAT OF LANDS OF BENNIE TAFOYA, LD NO. 2, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 25, 1984 IN VOLUME B20, FOLIO 119 AND TRACT LETTERED "A" OF THE LANDS OF BENNIE G. TAFOYA NO. 3, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 7, 2004 IN PLAT BOOK 2004C, PAGE 176 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF ALAMEDA BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "NM-47-1A", HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,526,203.265 AND E=1,532,315.653 BEARS S 70 DEG. 43' 47" E., A DISTANCE OF 710.36 FEET RUNNING THENCE N. 70 DEG. 39' 01" W., ALONG THE NORTHERLY LINE OF ALAMEDA ROAD, A DISTANCE OF 124.01 FEET TO THE SOUTHWEST CORNER; THENCE N. 21 DEG. 07' 39" E., A DISTANCE OF 174.05 FEET TO THE NORTHWEST CORNER; THENCE S. 69 DEG. 49' 21" E., A DISTANCE OF 108.78 FEET TO THE NORTHEAST CORNER; THENCE S. 21 DEG. 07' 39" W., A DISTANCE OF 82.94 FEET TO A POINT; THENCE S 70 DEG. 19' 21" E, A DISTANCE OF 7.25 FEET TO A POINT; THENCE S. 18 DEG. 59' 59" W., A DISTANCE OF 38.86 FEET TO A POINT; THENCE S 69 DEG 41' 41" E, A DISTANCE OF 6.18 FEET TO A POINT; THENCE S. 20 DEG. 45' 59" W., A DISTANCE OF 50.51 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.4572 ACRES MORE OR LESS.

VICINITY MAP No. B-16

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT 4 LANDS OF BENNIE TAFOYA No. 2 AND TRACT A LANDS OF BENNIE G. TAFOYA No. 3, VACATE THE 15' ROAD EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5154 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: OCTOBER, 2012
- 8: CURRENT ZONING: R-1
- 9: PLATS USED TO ESTABLISH BOUNDARY.

- A: LANDS OF BENNIE TAFOYA
FILED: JANUARY 25, 1984 IN VOLUME B20, FOLIO 119
- B: LANDS OF BENNIE G. TAFOYA
FILED: JUNE 7, 2004 IN PLAT BOOK 2004C, PAGE 176
- C: M.R.G.C.D. MAP No. 23

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Lawrence Tafoya 4/5/13
DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 5th DAY OF April, 2013

BY: *Lawrence and Diane G Tafoya*
OWNERS NAME

MY COMMISSION EXPIRES: June 28, 2014 BY: *Robert*
NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

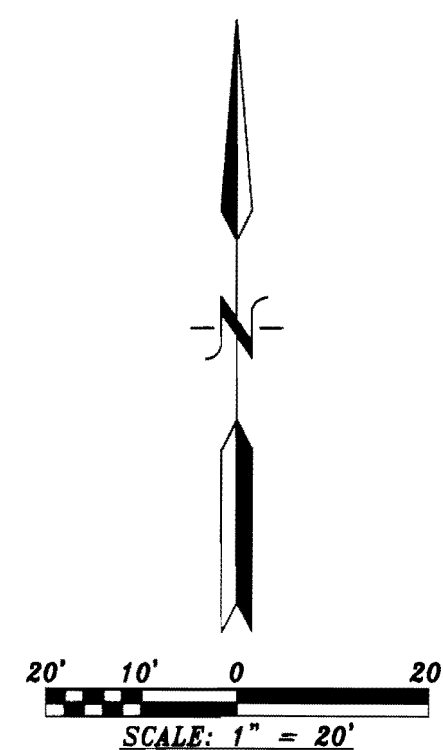
UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF TRACT 4-A LANDS OF BENNIE TAFOYA No. 2

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2013



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 70°19'21" E	7.25'
L2	S 69°41'41" E	6.18'
L3	N 21°07'39" E	49.27'
L4	N 68°52'21" W	10.17'
L4	N 21°07'39" E	52.47'
L5	S 19°44'21" W	22.01'
L6	N 68°52'21" W	9.64'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	S 66°07'39" W	25.00	39.27	35.36
C2	90°00'00"	S 23°52'21" E	25.00	39.27	35.36



ACS STATION "NM-47-1A"
N=1,526,203.265
E=1,532,315.653
GRD TO GRID=0.999677990
Δα = -00° 12' 30"
CENTRAL ZONE, NAD 1983

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: **03/DEC/2012**

Application Number: **SRP 20120090**

Hearing Date: **Dec 13, 2012**

OWNER

OWNER	TALOYA LAWRENCE & DIANE		PHONE
MAILING ADDRESS	301 ALAMEDA RD NW	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87114 2223

AGENT

AGENT	JACK'S HIGH COUNTRY INC		PHONE
MAILING ADDRESS	8953 2ND ST NW	CITY/STATE	ALBUQUERQUE, NM
		ZIP	87114

SITE INFORMATION

SITE ADDRESS			303 ALAMEDA RD NW, ALBUQUERQUE, NM
DIRECTIONS			
LEGAL DESCRIPTION			
TRACT 4 SUMMARY PLAT LANDS OF BENNIE TALOYA #2 (REPLAT OF TR S 85A1B, 85A2B, 86B2, 87A2 & 89D MRG)			
MAP #	B-16	CURRENT ZONE(S)	C-1 R-1
UPC #	101606522323520404	PROPOSED ZONE(S)	
PROPERTY SIZE in acre		.42404369582185491276400367	
SUBDIVISION NAME		LANDS OF BENNIE G. TALOYA NO. 3	
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	2
PROPOSED LOTS:	1
TOTAL ACREAGE:	0.5154
PLAT TYPE:	12/03/2012: SKETCH PLAT//JP
COMP PLAN DESIGNATION:	RURAL
DETAILED INFORMATION	101606522323520404

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date

Dec 3 2012

Attachment: Application_Sketch (2858 : Srp-20120090)

APPLICATION FOR SUBDIVISION OF LAND

 BERNALILLO COUNTY 3.c
 Zoning, Building & Planning
 314-0350

OFFICE USE ONLY

CASE #: SRP20120090

CDRA MEETING DATE:

OWNER Lawrence R. Tofya and Diane Tofya

PHONE

ADDRESS/CITY/ZIP 301 1/2 Alameda Road NW, Albuquerque NM 87114

AGENT Jacks High Country Inc. (Jack Spilman Pres.)

PHONE 898-3707

ADDRESS/CITY/ZIP 8953 2nd NW, Albuquerque, NM 87114

LEGAL DESCRIPTION

See attached sheet

UPC#	1	0	1	6	0	6	5	2	2	3	2	3	5	2	0	4	0	4	SUBDIVISION NAME
UPC#																			Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION TYPE (check one):	SECTION II: REVIEW PROCEDURES (CHECK ONE):	OFFICE USE ONLY	OFFICE USE ONLY
<input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 2 <input checked="" type="checkbox"/> TYPE 3 * EXISTING LOTS <u>Two</u> PROPOSED # OF LOTS <u>one</u> TOTAL ACREAGE <u>0.5154</u>	<input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input checked="" type="checkbox"/> SKETCH PLAT <input type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	ZONE ATLAS PG: _____ ZONE CLASS: _____ COMPREHENSIVE PLAN LAND USE DESIGNATION: _____ AREA PLAN: _____ PLANNING QUADRANT: (CIRCLE ONE) NE HTS NW EM SV SW NW	FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES: _____ RECEIPT #: _____
SPECIAL PROCEDURES (check one) <input checked="" type="checkbox"/> REPLAT <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> OTHER _____ YEAR LAST DIVIDED: <input type="checkbox"/> > 7 YEARS <input type="checkbox"/> < 7 YEARS			

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature Jack A. Spilman

Date

OFFICE USE ONLY

RECEIVED BY

DATE

Rev. 3.11.08

LEGAL DESCRIPTION

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6. WATER AVAILABILITY: ABCWUA
7. LIQUID WASTE DISPOSAL: ABCWUA
8. SOLID WASTE DISPOSAL: WASTE MANAGEMENT OF NEW MEXICO.
9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES. Submitted as ATTACHMENT 5B

ACKNOWLEDGMENT: THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC: THIS _____ DAY OF _____ 2006.

By (owner) _____

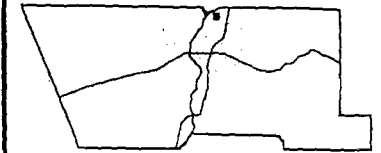
MY COMMISSION

EXPIRES: _____

BY: _____

NOTARY PUBLIC

Attachment: Application_Sketch (2858 : Srp-20120090)



LEGAL DESCRIPTION

T11N

R3E

SEC 10

UNIFORM PROPERTY CODE

1-016-065



250 0 250 500 750 1,000

Feet

Map amended through July 2006

PUBLIC WORKS DIVISION
GIS PROGRAM

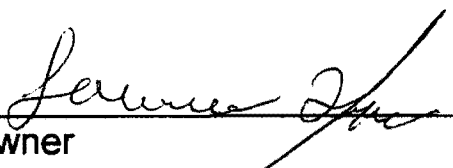
This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the U.S. Department of the Interior. For current information


Packet Pg. 122

LETTER OF AUTHORIZATION

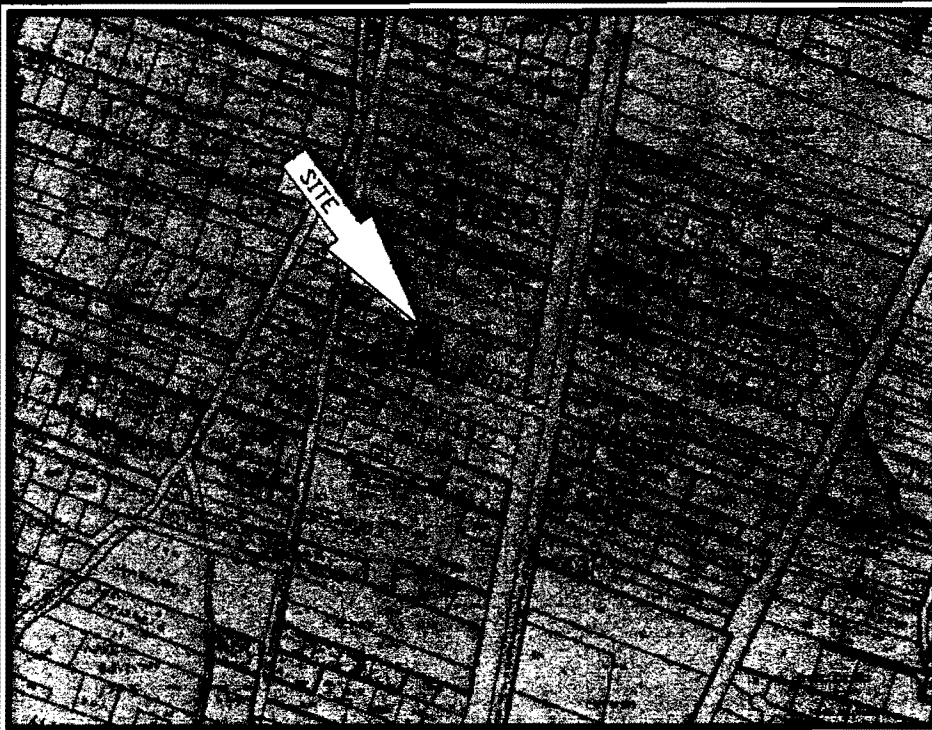
Subject Property:

I, the undersigned owner of subject property, hereby designate JACK'S HIGH COUNTRY, INC. to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.


Owner


Date

Attachment: Application_Sketch (2858 : Srp-20120090)



VICINITY MAP No. B-16



LEGAL DESCRIPTION

TRACT NUMBERED FOUR (4) OF THE PLAT OF LANDS OF BENNIE TAFOYA, LD NO. 2, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 25, 1984 IN VOLUME B20, FOLIO 119 AND TRACT LETTERED 'A' OF THE LANDS OF BENNIE G. TAFOYA NO. 3, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 7, 2004 IN PLAT BOOK 2004C, PAGE 176 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF ALAMEDA BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT 'NM-47-1A', HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,526,203.265 AND E=1,532,315.653 BEARS S 70 DEG. 43' 47" E., A DISTANCE OF 710.36 FEET RUNNING THENCE N. 70 DEG. 39' 01" W., ALONG THE NORTHERLY LINE OF ALAMEDA ROAD, A DISTANCE OF 124.01 FEET TO THE SOUTHWEST CORNER; THENCE N. 21 DEG. 07' 39" E., A DISTANCE OF 174.05 FEET TO THE NORTHWEST CORNER; THENCE S. 69 DEG. 49' 21" E., A DISTANCE OF 108.78 FEET TO THE NORTHEAST CORNER; THENCE S. 21 DEG. 07' 39" W., A DISTANCE OF 82.94 FEET TO A POINT; THENCE S 70 DEG. 19' 21" E, A DISTANCE OF 7.25 FEET TO A POINT; THENCE S. 18 DEG. 59' 59" W., A DISTANCE OF 38.86 FEET TO A POINT; THENCE S 69 DEG 41' 41" E, A DISTANCE OF 6.18 FEET TO A POINT; THENCE S. 20 DEG. 45' 59" W., A DISTANCE OF 50.51 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.4572 ACRES MORE OR LESS.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT 4 LANDS OF BENNIE TAFOYA No. 2 AND TRACT A LANDS OF BENNIE G. TAFOYA No. 3, VACATE THE 15' ROAD EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5154 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: OCTOBER, 2012
- 8: CURRENT ZONING: R-1
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: LANDS OF BENNIE TAFOYA
FILED: JANUARY 25, 1984 IN VOLUME B20, FOLIO 119
 - B: LANDS OF BENNIE G. TAFOYA
FILED: JUNE 7, 2004 IN PLAT BOOK 2004C, PAGE 176
 - C: M.R.G.C.D. MAP No. 23

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) s.s.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____, DAY OF _____, 20____.

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

FILE COPY

PLAT OF

TRACT 4-A

LANDS OF BENNIE TAFOYA No. 2

WITHIN

ELENA GALLEGOS GRANT

PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2012

CDRA CASE No.: _____

APPROVALS:

ABCWUA _____ DATE _____

MRGCD _____ DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY SURVEYOR _____ DATE _____

AMAFCA _____ DATE _____

BERNALILLO COUNTY APPROVALS:

BERNALILLO COUNTY PUBLIC WORKS DIVISION _____ DATE _____

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

BERNALILLO COUNTY ZONING DEPARTMENT _____ DATE _____

BERNALILLO COUNTY FIRE MARSHALL _____ DATE _____

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY,
CHAIR _____ DATE _____

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: _____ DATE: _____

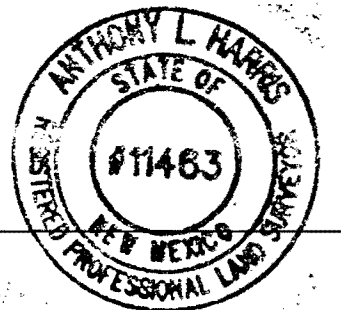
SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) s.s.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 9th DAY OF November, 2012.

ANTHONY L. HARRIS P.S. # 11463



SHEET 1 OF 2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

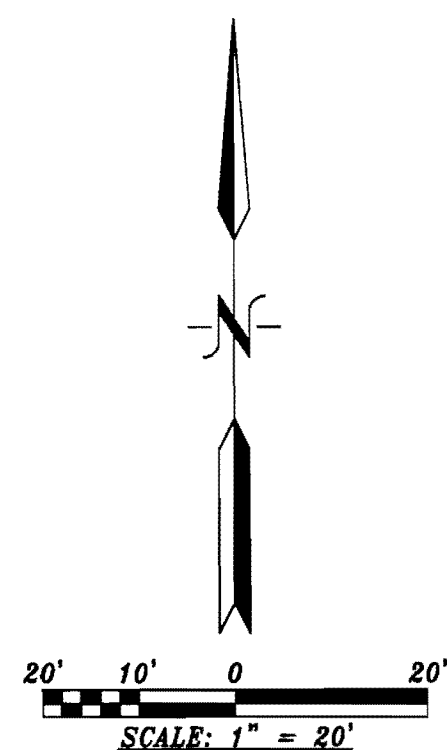
UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF TRACT 4-A LANDS OF BENNIE TAFOYA No. 2

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2012



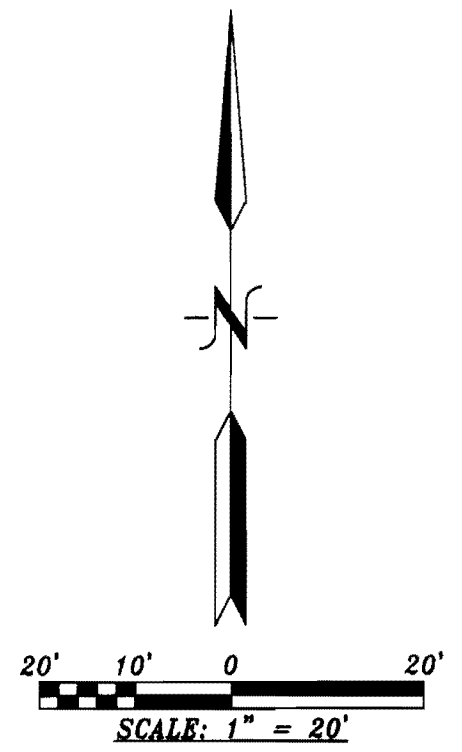
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 70°19'21" E	7.25'
L2	S 69°41'41" E	6.18'



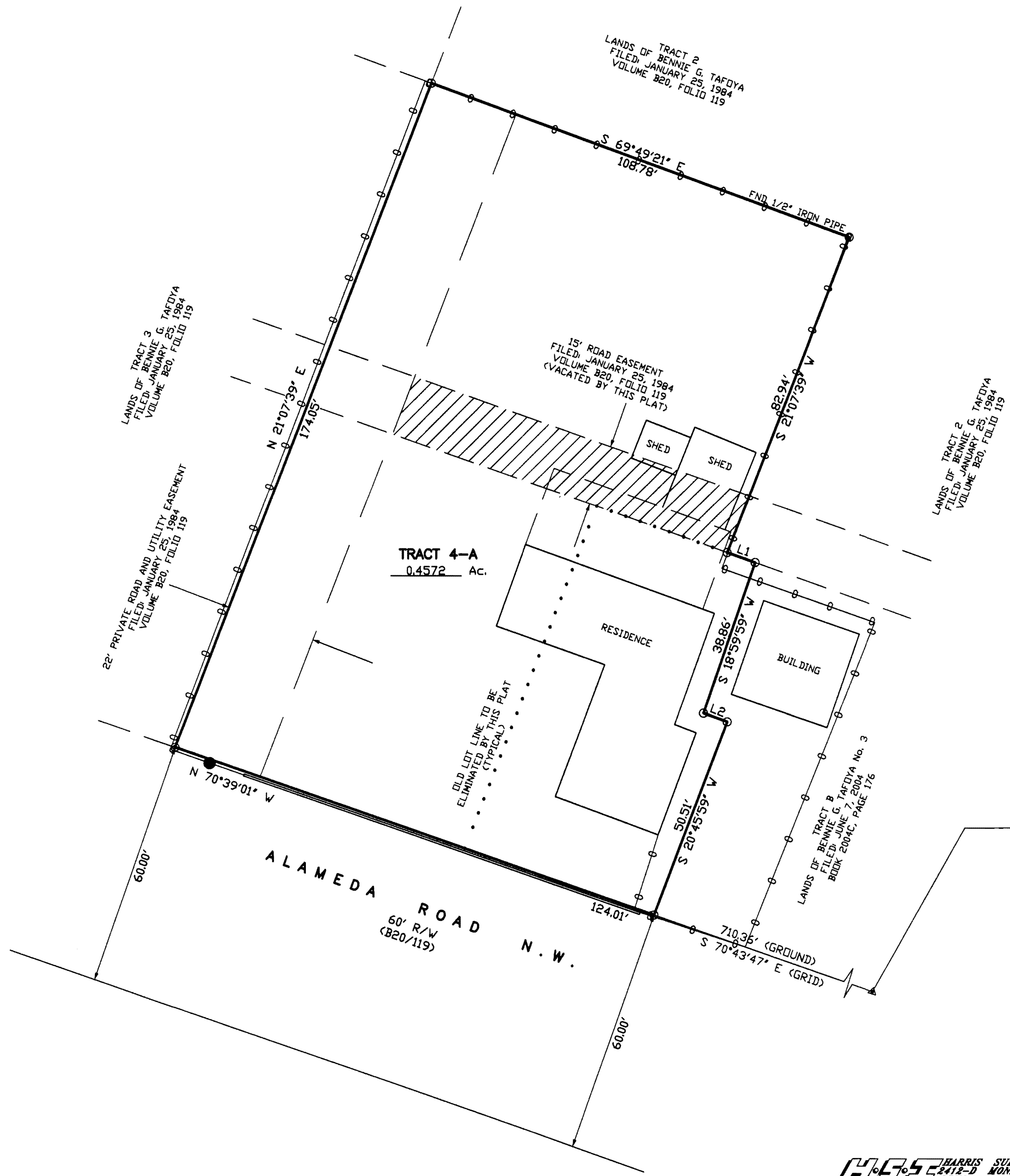
ACS STATION "NM-47-1A"
N=1,526,203.265
E=1,532,315.653
GRD TO GRID=0.999677990
 $\Delta\alpha = -00^{\circ} 12' 30''$
CENTRAL ZONE, NAD 1983

PLAT OF
TRACT 4-A
LANDS OF BENNIE TAFOYA No. 2
WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2012



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 70°19'21" E	7.25'
L2	S 69°41'41" E	6.18'



ACS STATION "NM-47-1A"
N=1,526,203.265
E=1,532,315.653
GRD TO GRID=0.999677990
Δα = -00° 12' 30"
CENTRAL ZONE, NAD 1983

12-0613.DWG (OCTOBER, 2012)

Attachment: Sketch Plat 12-3-12 (2858 : Srp-20120090)



County Development Review Authority

Meeting: 05/09/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20130003/L-25/East Mountain

Action: Request for Final Plat. Jack's High Country Inc., agent for Matthew P. and Eloy T. Tafoya, is proposing a replat of Lots B-2 and B-3, Lands of Southwest Homes Estates, Unit 1, Section 30, T10N, R5E, located at 12 Whittier St., zoned M-H, containing 1.42 acres±.

RURAL

EAST MOUNTAIN AREA PLAN

ATTACHMENTS:

- Application_Final (PDF)
- Final Plat 4-29-13 (PDF)
- Application_Sketch (PDF)
- Sketch Plat 12-28-12 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 28/DEC/2012

Application Number: SRP 20130003

Hearing Date: May 9, 2013

OWNER

OWNER	TALOYA MATTHEW P & ELOY T &		PHONE	898-3707	
MAILING ADDRESS	12 WHITTIER CT SE	CITY/STATE	ALBUQUERQUE, NM	ZIP	87123

AGENT

AGENT	JACK'S HIGH COUNTRY INC		PHONE	898-3707	
MAILING ADDRESS	8953 2ND ST NW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87114

SITE INFORMATION

SITE ADDRESS			12 WHITTIER ST, ALBUQUERQUE, NM	
DIRECTIONS				
LEGAL DESCRIPTION				
TRACT B-2 AMENDED REPLAT OF TRACT B SOUTHWEST HOMES ESTATES UNIT #1				
MAP #	L-25	CURRENT ZONE(S)	M-H	PROPERTY SIZE in acre .82668775482093663911845730
UPC #	102505622128510101	PROPOSED ZONE(S)		SUBDIVISION NAME BERNALILLO COUNTY
EXISTING BUILDING & USE				
PROPOSED BUILDING & USE				
PLSRP SUMMARY REVIEW PROCEDURES				

DETAIL INFORMATION

SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY.	
SUBDIVISION TYPE: 3	
EXISTING LOTS: 2	
PROPOSED LOTS: 2	
TOTAL ACREAGE: 1.4291	
PLAT TYPE: 12/28/12 SKETCH LOT LINE ADJUSTMENT JMG...4/25/2013; FINAL PLAT//CLC	
COMP PLAN DESIGNATION: RURAL	
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Paul A. Spelman

Date

4/25/2013

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #: SRP-20130003

CDRA MEETING DATE:

MAY 9, 2013

OWNER: Matt Tafoya

Jake Zamora

PHONE

ADDRESS/CITY/ZIP 12 Whittier Pl SE, Albany NM 87123

AGENT: Jacks High Country Inc (Jack Spelman Pres.)

PHONE: 505-898-3201

ADDRESS/CITY/ZIP 8953 2nd NW Albuquerque, NM 87119

lots B-2 and B-3, Southwest homes estates, Unit 1 Bern. Cnty NM, filed office Cnty clerk
LEGAL DESCRIPTION Bern. Cnty on June 13, 1974 in map book A-5, folio B-7

UPC#	1	0	2	5	0	5	6	2	2	1	2	8	5	1	0	1	0	1	SUBDIVISION NAME	Southwest homes estates
UPC#	1	0	2	5	0	5	6	2	3	6	2	9	3	1	0	1	5	2	Please list any additional UPC numbers on a separate sheet.	

SECTION I: SUBDIVISION

TYPE (check one):

- ☐ TYPE 1
☐ TYPE 2
☒ TYPE 3
☐ TYPE 4
☐ TYPE 5

EXISTING LOTS Two

PROPOSED # OF LOTS Two

TOTAL ACREAGE 1.4291

SPECIAL PROCEDURES

(check one)

- ☐ REPEAT
☒ LOT LINE ADJUSTMENT
☐ OTHER

YEAR LAST DIVIDED:

- ☐ >7 YEARS
☐ <7 YEARS

SECTION II: REVIEW PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
 OR TYPE 5 (SUMMARY REVIEW):

☐ SKETCH PLAT☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)
OR TYPE 4

☐ SKETCH PLAT☐ PRELIMINARY PLAT☐ FINAL PLAT☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS PG:

ZONE CLASS:

COMPREHENSIVE PLAN LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT: (CIRCLE ONE)

NE HTS

NW

EM

SV

SW

NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES:

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Jack A. Spelman

Date

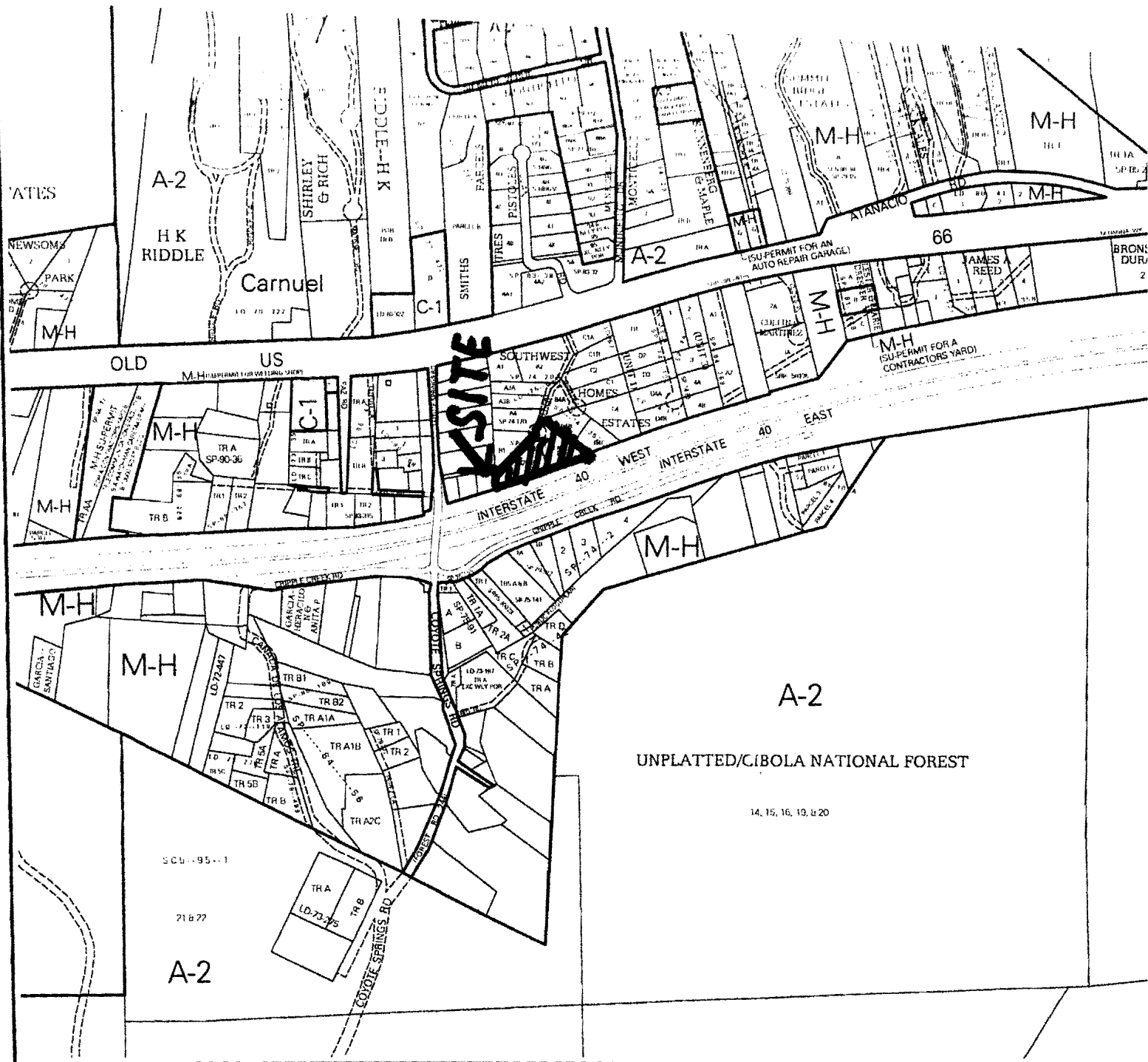
April 25 2013

OFFICE USE ONLY

RECEIVED BY

DATE

Rev. 3/11/08



LEGAL DESCRIPTION

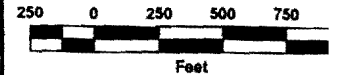
T10N

R5E

SEC 30

UNIFORM PROPERTY CODE

1-025-056



Map amended through July 2006



PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. User solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bemco.gov

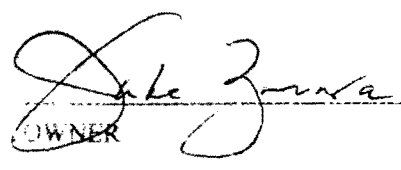
L-25-Z

Attachment: Application_Final (2859 : Srp-20130003)

LETTER OF AUTHORIZATION

SUBJECT PROPERTY: lots B-2 and B-3, Southwest homes
estates, Unit 1, Bern County NM, filed with county
clerk on June 13, 1974 in map book A5, folio 87

I, THE UNDERSIGNED OWNER OF SUBJECT PROPERTY, HEREBY DESIGNATE
JACK'S HIGH COUNTRY, INC. TO BE MY AUTHORIZED REPRESENTATIVE AGENT FOR
THE PROCESSING AND RECORDING OF PLANNING, ZONING OR APPEALS ACTIONS ON
THIS PROPERTY.

 _____
OWNER

12/10/12
DATE

Attachment: Application_Final (2859 : Srp-20130003)

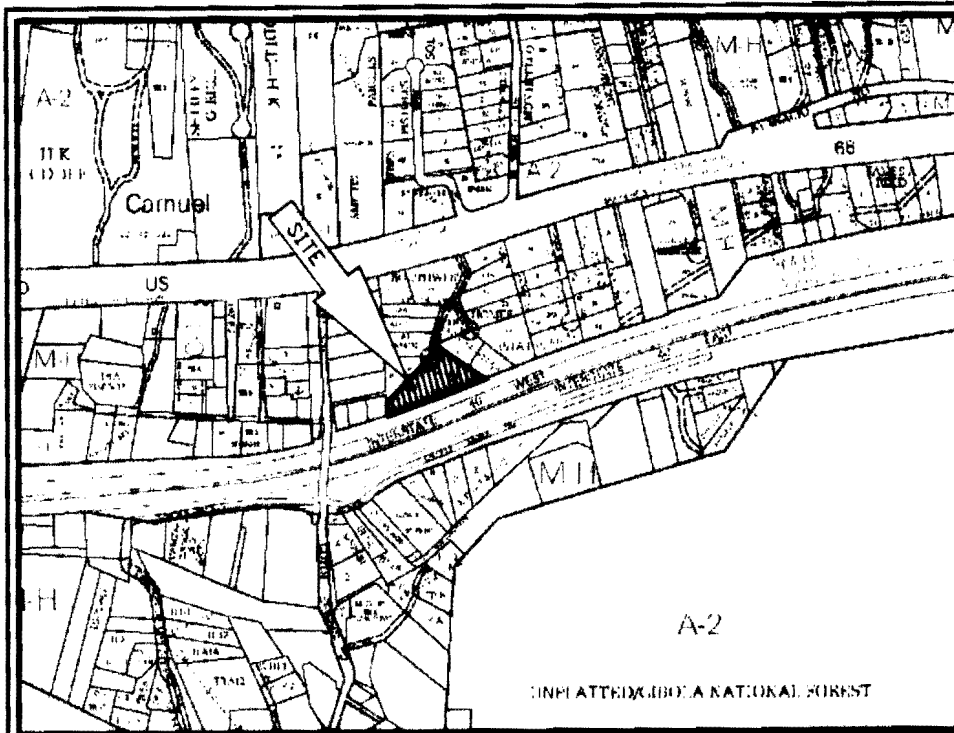
SUBJECT PROPERTY: lots B-2 and B-3, Southwest homes estates,
Unit 1, Bern. County NM, filed with county clerk on
June 13, 1974 in map book #5, folio 87

I, THE UNDERSIGNED OWNER OF SUBJECT PROPERTY, HEREBY DESIGNATE
JACK'S HIGH COUNTRY, INC. TO BE MY AUTHORIZED REPRESENTATIVE AGENT FOR
THE PROCESSING AND RECORDING OF PLANNING, ZONING OR APPEALS ACTIONS ON
THIS PROPERTY.

OWNER

DATE

Attachment: Application_Final (2859 : Srp-20130003)

VICINITY MAP No. L-25**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS B-2 AND B-3 TO MATCH THE EXISTING FENCE LINE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.4291 ACRES.
- 4: DATE OF FIELD WORK OCTOBER, 2011
- 5: PLATS USED TO ESTABLISH BOUNDARY
A: SOUTHWEST HOMES ESTATES
FILED: JUNE 13, 1974 IN VOLUME A5, FOLIO 87

ENVIRONMENTAL HEALTH NOTES:

1. AN ALTERNATIVE ON-SITE WASTE DISPOSAL SYSTEM DESIGNED BY A SANITARY AND/OR ENVIRONMENTAL ENGINEER WILL BE REQUIRED IF THE MOST CURRENT ON-SITE LIQUID WASTE DISPOSAL REGULATIONS CAN NOT BE MET AT THE TIME OF INSTALLATION.
2. WATER SUPPLY SYSTEMS MUST MEET THE REQUIREMENTS OUTLINED IN THE MOST CURRENT WATER SUPPLY REGULATIONS AT THE TIME OF INSTALLATION.
3. NO PRIVATE LIQUID WASTE DISPOSAL SYSTEM SHALL BE ALLOWED WHERE PUBLIC SEWER IS AVAILABLE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

LOTS NUMBERED B-TWO (B-2) AND B-THREE (B-3) OF SOUTHWEST HOMES ESTATES, UNIT 1, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 13, 1974, IN MAP BOOK A5, FOLIO 87

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **QWEST D/B/A CENTURYLINK** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

DATE**ACKNOWLEDGMENT**

STATE OF _____)
COUNTY OF _____) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____, DAY OF _____, 20____

BY: _____

OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

DATE**ACKNOWLEDGMENT**

STATE OF _____)
COUNTY OF _____) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____, DAY OF _____, 20____

BY: _____

OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

SRP-20130003
SITE PLAN
APRIL 29, 2013

FILE COPY

PLAT OF TRACTS B-2-A AND B-3-A SOUTHWEST HOMES ESTATES, UNIT 1

WITHIN
SECTION 30, TOWNSHIP 10 NORTH, RANGE 5 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

CDRA CASE No.: SRP No. 2013003**APPROVALS:**

BERNALILLO COUNTY PUBLIC WORKS DIVISION	DATE _____
BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT	DATE _____
BERNALILLO COUNTY ZONING DEPARTMENT	DATE _____
BERNALILLO COUNTY FIRE MARSHALL	DATE _____
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE _____

DRAINAGE EASEMENT NOTES:

THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE, CODE CHAPTER 38, IN ACCORDANCE WITH SECTION 11, SUBSECTION B.5, SPECIAL PROVISION FOR THE EAST MOUNTAIN AREA, PARAGRAPH B, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE ORDINANCE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT, OR PARCEL CREATED BY THIS PLAT, REPLAT, OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY OR PRIVATE ROADS, STREETS, AND ACCESS EASEMENT CREATED BY THIS PLAT.

THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT ALL ARROYOS, WATERCOURSES, AND STORM DRAINAGE FACILITIES, AND DEFINED BY THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE, CODE CHAPTER 38, WHICH TRAVERSE, CROSS, OR ABUT THE PROPERTY SHOWN HEREON, HAVE BEEN LOCATED BY FIELD SURVEY AND ARE SHOWN HEREON.

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS SET FORTH BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THIS PLAT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 24th DAY OF April, 2013.

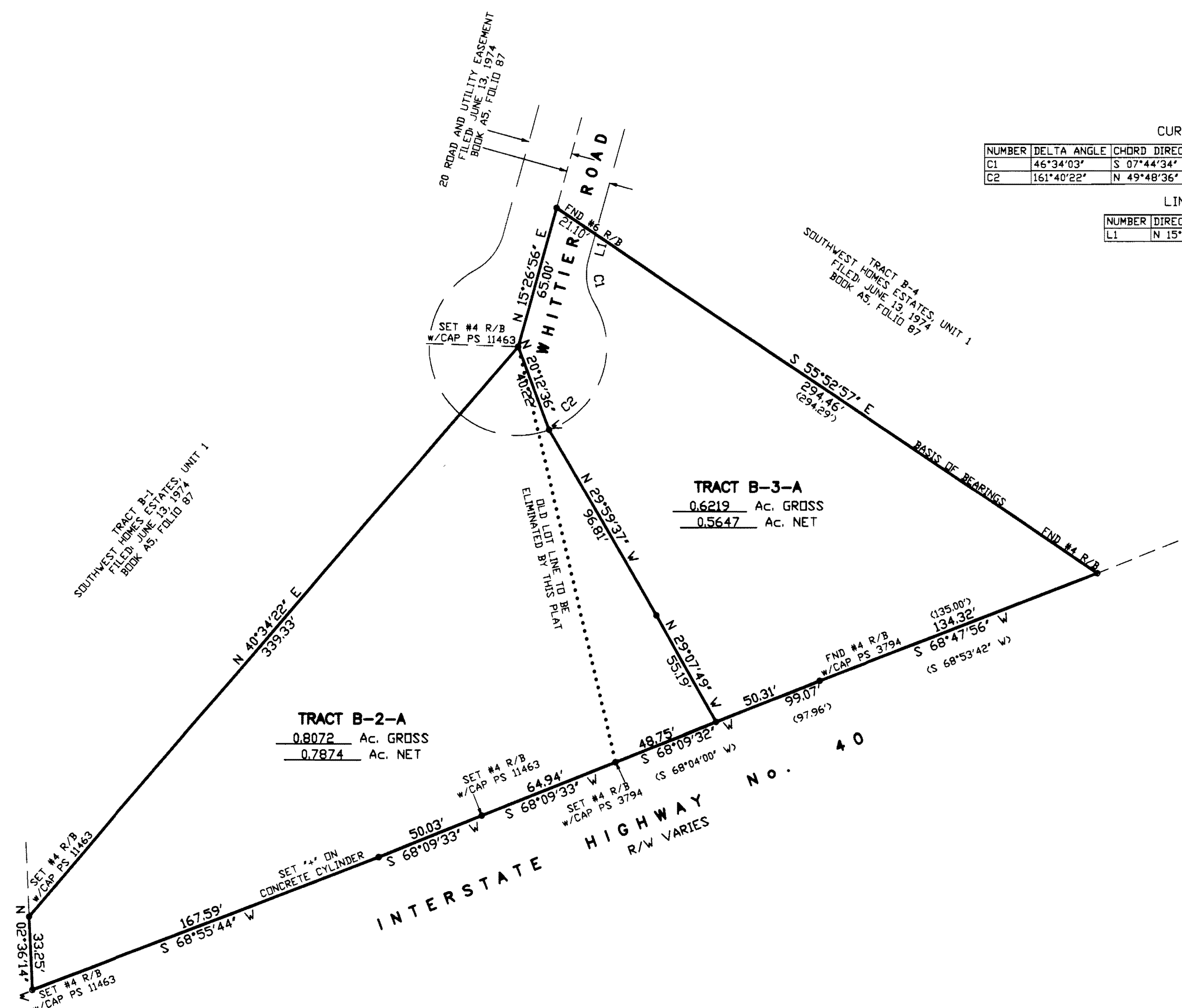
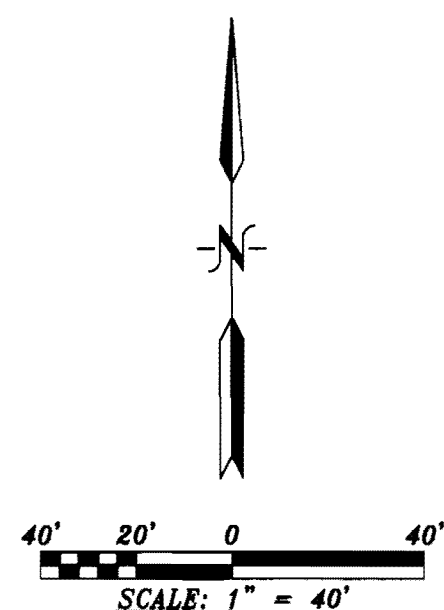
Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
4412-D MONROE STREET N.E. FAX: (505) 889-8645
ALBUQUERQUE, NEW MEXICO 87110



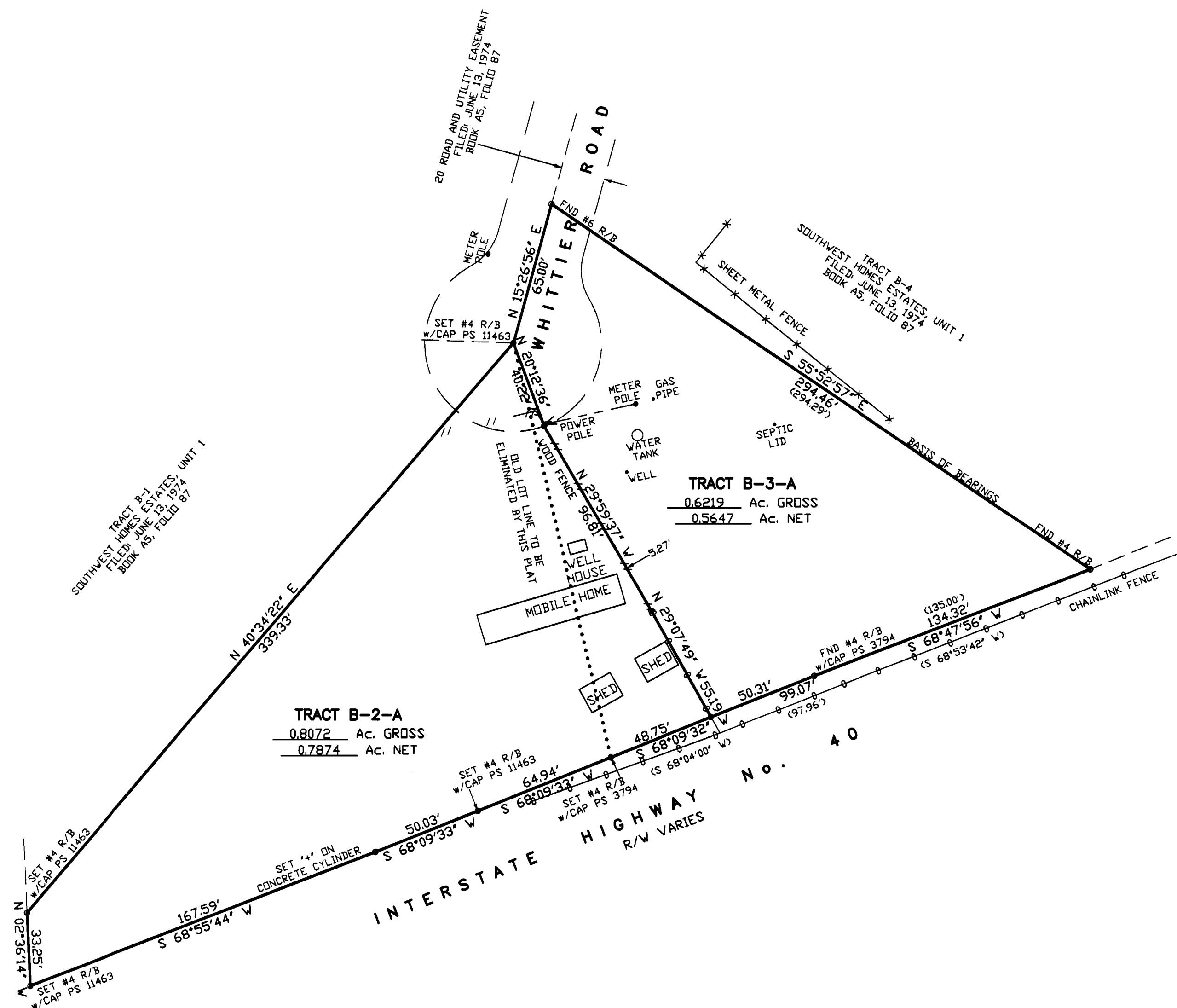
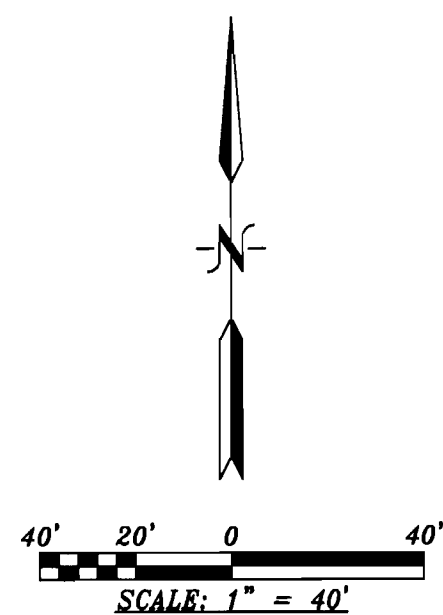
SECTION 30, TOWNSHIP 10 NORTH, RANGE 5 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
11	N 15°32'28" E	12.15'



Attachment: Final Plat 4-29-13 (2859 : Srp-20130003)

SECTION 30, TOWNSHIP 10 NORTH, RANGE 5 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 28/DEC/2012

Application Number: SRP 20130003

Hearing Date: January 10, 2013

OWNER

OWNER TAFoya MATTHEW P & ELOY T &		PHONE 898-3707
MAILING ADDRESS 12 WHITTER CT SE	CITY/STATE ALBUQUERQUE, NM	ZIP 87123

AGENT

AGENT JACK'S HIGH COUNTRY INC		PHONE 898-3707
MAILING ADDRESS 8953 2ND ST NW	CITY/STATE ALBUQUERQUE, NM	ZIP 87114

SITE INFORMATION

SITE ADDRESS 12 WHITTIER ST, ALBUQUERQUE, NM		
DIRECTIONS		
LEGAL DESCRIPTION TRACT B-2 AMENDED REPLAT OF TRACT B SOUTHWEST HOMES ESTATES UNIT #1		
MAP # L-25	CURRENT ZONE(S) M-H	PROPERTY SIZE in acre .82668775482093663911845730
UPC # 102505622128510101	PROPOSED ZONE(S)	SUBDIVISION NAME BERNALILLO COUNTY
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY.

SUBDIVISION TYPE: 3
EXISTING LOTS: 2
PROPOSED LOTS: 2
TOTAL ACREAGE: 1.4291

PLAT TYPE:12/28/12 SKETCH LOT LINE ADJUSTMENT JMG

COMP PLAN DESIGNATION: RURAL

DETAILED INFORMATION

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed appropriate section of text found on the reverse side of this application which is relative to this application.

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER Matt TafoyaTake Zamora

PHONE

ADDRESS/CITY/ZIP 12 Whittier Pl S.E., Albuquerque NM 87123 9 Whittier Pl SE, Albuquerque NM 871AGENT Jacks High County Inc (Jack Spilman Pres.)PHONE 898-3707ADDRESS/CITY/ZIP 8953 2nd NW, Albuquerque, N.M 87114

lots B-2 and B-3, Southwest homes estate S, Unit 1, Bern City NM filed with City Clerk
LEGAL DESCRIPTION on June 13, 1974 in map book A5, Folio 87

UPC#	1	0	2	5	0	5	6	2	2	1	2	8	5	1	0	1	0	1	SUBDIVISION NAME
UPC#	1	0	2	5	0	5	6	2	3	6	2	9	3	1	0	1	5	2	Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION
TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS Two
PROPOSED # OF LOTS Two
TOTAL ACREAGE 1.4291

SPECIAL PROCEDURES
(check one)

- ☐ REPLAT
☒ LOT LINE ADJUSTMENT
☐ OTHER

YEAR LAST DIVIDED:

- ☐ >7 YEARS ☐ <7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL
MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
OR TYPE 5 (SUMMARY REVIEW):
☒ SKETCH PLAT
☐ FINAL PLAT
MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)
OR TYPE 4
☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS NV
EM SV
SW NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES:

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Jack A. Spilman

Date

Dec 28 2012

OFFICE USE ONLY

Packet Pg. 137

RECEIVED BY

DATE

Attachment: Application Sketch (2859 : Srp-20130003)

SUBJECT PROPERTY: lots B-2 and B-3, Southwest homes estates,
Unit 1, Bern. County NM, filed with county clerk on
June 13, 1974 in map book #5, folio 87

I, THE UNDERSIGNED OWNER OF SUBJECT PROPERTY, HEREBY DESIGNATE
JACK'S HIGH COUNTRY, INC. TO BE MY AUTHORIZED REPRESENTATIVE AGENT FOR
THE PROCESSING AND RECORDING OF PLANNING, ZONING OR APPEALS ACTIONS ON
THIS PROPERTY.

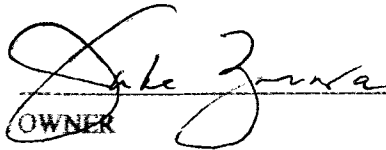
Matt J. 12-10-12
OWNER DATE

Attachment: Application_Sketch (2859 : Srp-20130003)

LETTER OF AUTHORIZATION

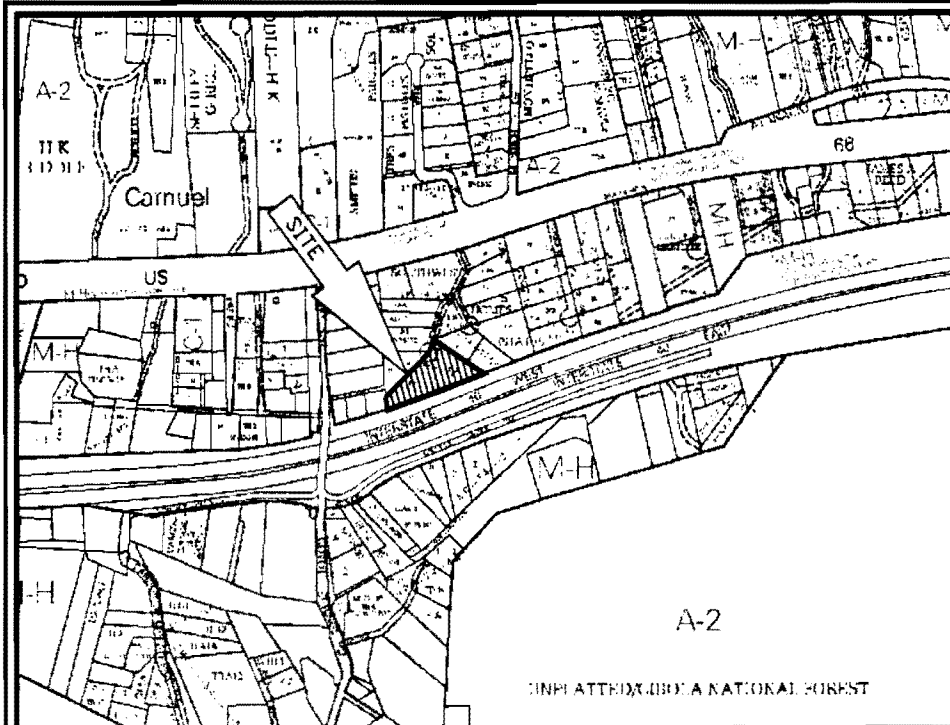
SUBJECT PROPERTY: lots B-2 and B-3, South west homes
eStates, Unit 1, Bern County NM, filed with county
Clerk on June 13, 1974 in map book A5, folio 87

I, THE UNDERSIGNED OWNER OF SUBJECT PROPERTY, HEREBY DESIGNATE
JACK'S HIGH COUNTRY, INC. TO BE MY AUTHORIZED REPRESENTATIVE AGENT FOR
THE PROCESSING AND RECORDING OF PLANNING, ZONING OR APPEALS ACTIONS ON
THIS PROPERTY.

✓

OWNER

12/10/12
DATE

Attachment: Application_Sketch (2859 : Srp-20130003)

VICINITY MAP No. L-25PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS B-2 AND B-3 TO MATCH THE EXISTING FENCE LINE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.4291 ACRES.
- 4: DATE OF FIELD WORK OCTOBER, 2011
- 5: PLATS USED TO ESTABLISH BOUNDARY

ENVIRONMENTAL HEALTH NOTES:

1. AN ALTERNATIVE ON-SITE WASTE DISPOSAL SYSTEM DESIGNED BY A SANITARY AND/OR ENVIRONMENTAL ENGINEER WILL BE REQUIRED IF THE MOST CURRENT ON-SITE LIQUID WASTE DISPOSAL REGULATIONS CAN NOT BE MET AT THE TIME OF INSTALLATION.
2. WATER SUPPLY SYSTEMS MUST MEET THE REQUIREMENTS OUTLINED IN THE MOST CURRENT WATER SUPPLY REGULATIONS AT THE TIME OF INSTALLATION.
3. NO PRIVATE LIQUID WASTE DISPOSAL SYSTEM SHALL BE ALLOWED WHERE PUBLIC SEWER IS AVAILABLE.

LEGAL DESCRIPTION

LOTS NUMBERED B-TWO (B-2) AND B-THREE (B-3) OF SOUTHWEST HOMES ESTATES, UNIT 1, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 13, 1974, IN MAP BOOK A5, FOLIO 87

SRP-20130003
SITE PLAN
DECEMBER 28, 2012

FILE COPY

PLAT OF TRACTS B-2-A AND B-3-A SOUTHWEST HOMES ESTATES, UNIT 1

WITHIN
SECTION 30, TOWNSHIP 10 NORTH, RANGE 5 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2012

CDRA CASE No.: _____

APPROVALS:

BERNALILLO COUNTY PUBLIC WORKS DIVISION	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT	DATE
BERNALILLO COUNTY ZONING DEPARTMENT	DATE
BERNALILLO COUNTY FIRE MARSHALL	DATE
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE

DRAINAGE EASEMENT NOTES:

THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE, CODE CHAPTER 38, IN ACCORDANCE WITH SECTION 11, SUBSECTION B.5, SPECIAL PROVISION FOR THE EAST MOUNTAIN AREA, PARAGRAPH B, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE ORDINANCE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT, OR PARCEL CREATED BY THIS PLAT, REPLAT, OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY OR PRIVATE ROADS, STREETS, AND ACCESS EASEMENT CREATED BY THIS PLAT.

THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT ALL ARROYOS, WATERCOURSES, AND STORM DRAINAGE FACILITIES, AND DEFINED BY THE BERNALILLO COUNTY STORM DRAINAGE ORDINANCE, CODE CHAPTER 38, WHICH TRAVERSE, CROSS, OR ABUT THE PROPERTY SHOWN HEREON, HAVE BEEN LOCATED BY FIELD SURVEY AND ARE SHOWN HEREON.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____, DAY OF _____, 20____

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

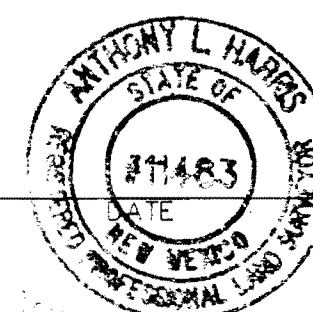
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS SET FORTH BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THIS PLAT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

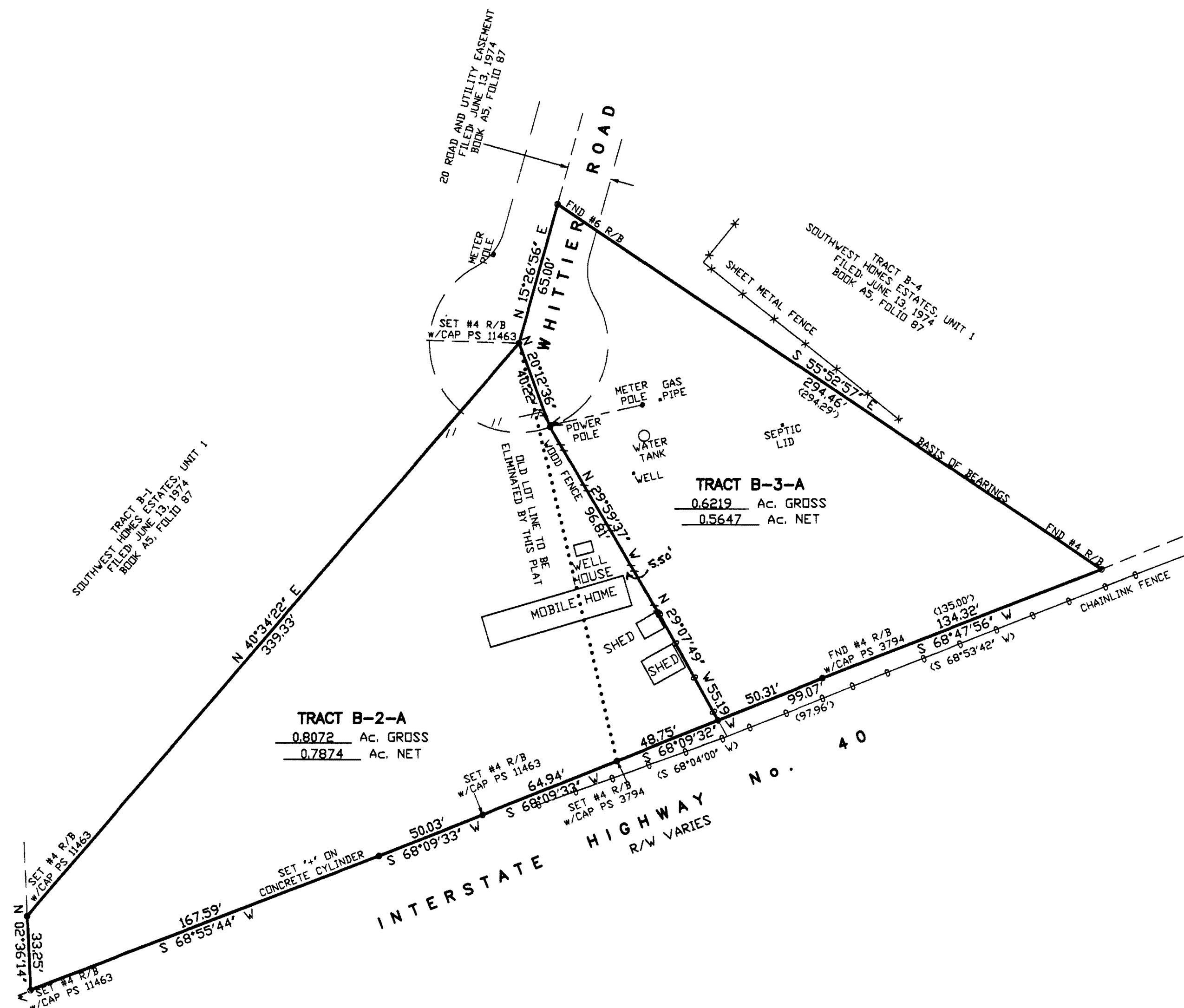
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 9th DAY OF November, 2012.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
2412-D MONROE STREET, N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

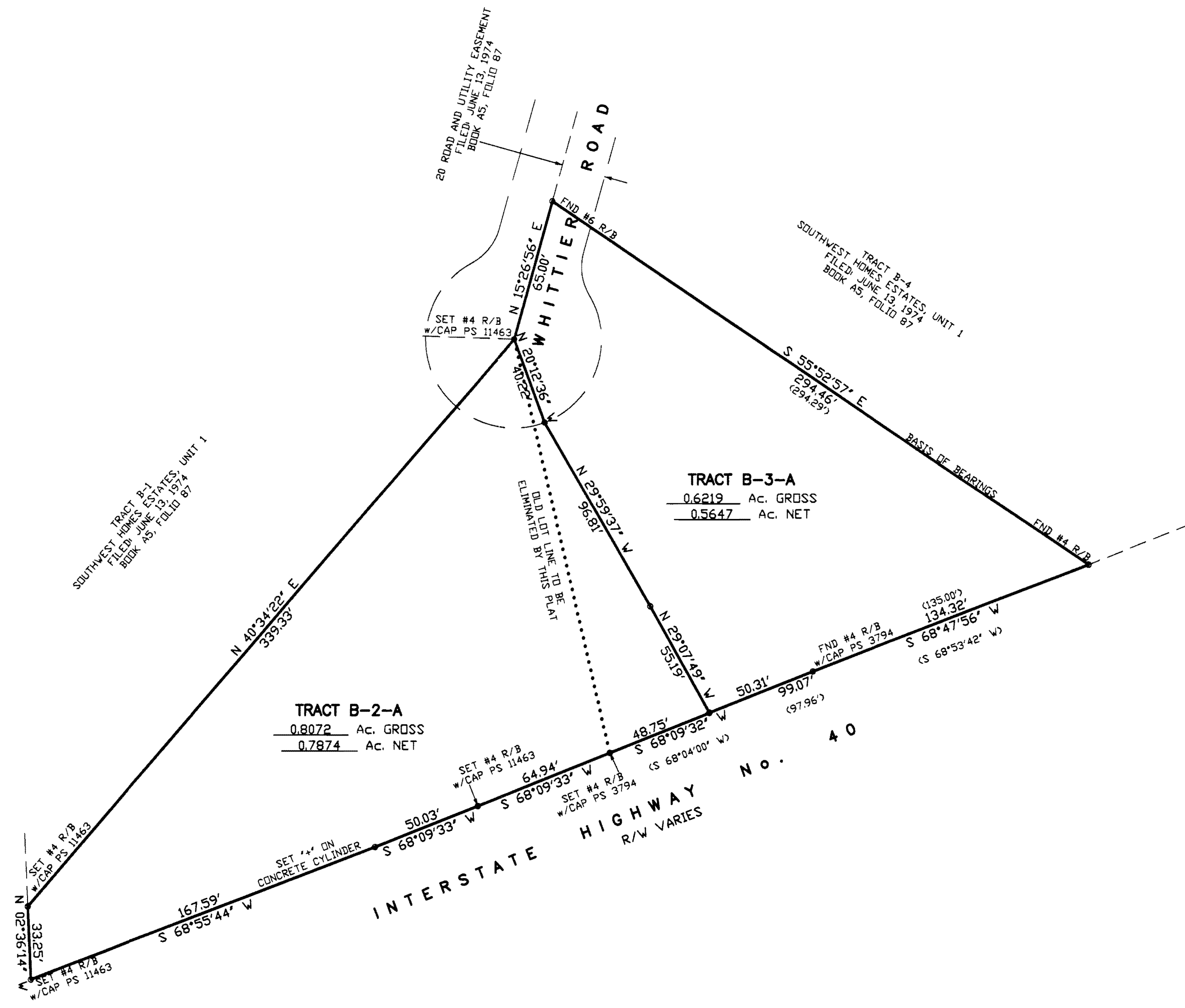
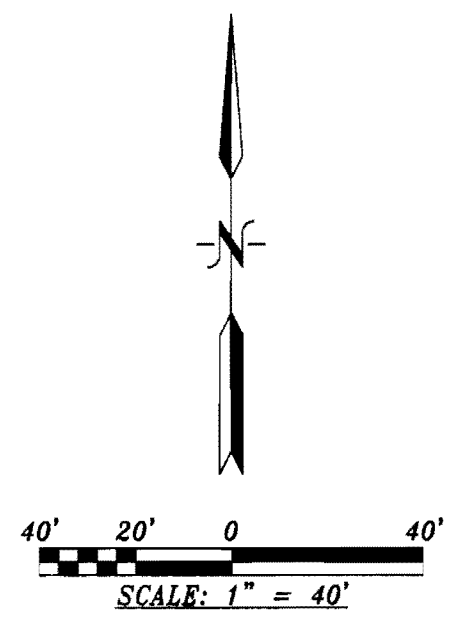


SECTION 30, TOWNSHIP 10 NORTH, RANGE 5 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2012



PLAT OF TRACTS B-2-A AND B-3-A SOTHWEST HOMES ESTATES, UNIT 1

WITHIN
SECTION 30, TOWNSHIP 10 NORTH, RANGE 5 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2012



TRACT B-2-A
0.8072 Ac. GROSS
0.7874 Ac. NET

TRACT B-3-A
0.6219 Ac. GROSS
0.5647 Ac. NET



County Development Review Authority

Meeting: 05/09/13 09:00 AM

Department: Zoning/Building/Planning
Prepared By: Miriam Aguilar
Director: Nano Chavez
CDRA Chair Nick Hamm

Title: Srp-20130017/M-12/South Valley

Action: Request for Final Plat. Ronald L. & Donna Lorraine Montano are proposing a replat of Lots 20, 21 & 22, Acoma Addition, Town of Atrisco Grant, Section 36, T10N, R2E, located at 1407 Montrose Place SW, zoned R-1, containing 1.38 acres±.

SEMI URBAN

SOUTHWEST AREA PLAN

ATTACHMENTS:

- Application_Final (PDF)
- Final Plat 4-29-13 (PDF)
- Application_Sketch (PDF)
- Sketch Plat 4-1-13(PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 22/MAR/2013

Application Number: **SRP 20130017**

Hearing Date: MAY 9, 2013

OWNER	OWNER		PHONE
	MONTANO RONALD L & DONNA LORRAINE		877-1149
	MAILING ADDRESS	CITY/STATE	ZIP
	3941 RUFFIN AVE SW, 3941 RUFFIN AVE SW	ALBUQUERQUE, NM	87105

AGENT	AGENT		PHONE
	MONTANO RONALD L & DONNA LORRAINE		401-3230
	MAILING ADDRESS	CITY/STATE	ZIP
	3941 RUFFIN AVE SW, 3941 RUFFIN AVE SW	ALBUQUERQUE, NM	87105

SITE INFORMATION	SITE ADDRESS		
	1407 MONTROSE PL SW, ALBUQUERQUE, NM 87105		
	DIRECTIONS		
	02/04/10: CHANGED FROM 805 MONTROSE PL SW. WB		
	LEGAL DESCRIPTION		
	* 021 ACOMA ADD A SUB CONT .46 AC		
	MAP #	CURRENT ZONE(S)	PROPERTY SIZE in acre
	M-12	R-1	.4602636565656565656565656565656565
UPC #	PROPOSED ZONE(S)	SUBDIVISION NAME	
101205549844510618		ACOMA ADDITION	
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION	SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
	SUBDIVISION TYPE: 3 EXISTING LOTS: 3 PROPOSED LOTS: 3 TOTAL ACREAGE: 1.38 PLAT TYPE: 3/22/2013: SKETCH PLAT//CLC...4/25/2013: FINAL PLAT//CLC COMP PLAN DESIGNATION: Semi-Urban
	DETAILED INFORMATION 101205549543810617 101205549844510618 101205550245210619

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date 4-25-13

3. CONDITION OF TITLE

Fee Simple

4. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

This site is governed by the A-1 zoning regulations.

5. DESCRIPTION OF UTILITIES BEING PROVIDED BY THE DEVELOPER

Public Service Company of New Mexico

Gas-New Mexico Gas Company- line at property

ABCWUA – at south and north and of property

Telephone-Qwest-pedestal included to property line

6. WATER AVAILABILITY

ABCWUA – Water delivery for domestic water service is provided by ABCWUA.

7. LIQUID WASTE DISPOSAL


Sanitary sewer service is provided by ABCWUA. All lots shall be required to
Connect to wastewater service at time of development.

8. SOLID WASTE DISPOSAL

Waste Management Inc. handles solid waste disposal under contract for this area.

9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES.

Owners



Date 4-25-13

Donna Lorraine Montano

Date 4-25-13

STATE OF NEW MEXICO

County of Bernalillo

Ronald L. & Donna Lorraine Montano SUBSCRIBED and SWORN before me on

April 25, 2013. My commission Expires: 10/19/14

Notary Public: Marceline Buer

Attachment: Application_Final (2860 : Srp-20130017)

DISCLOSURE STATEMENT
PLEASE REVIEW PRIOR TO THE PURCHASE OF PROPERTY LOCATED WITHIN THE
SUBDIVISION

This disclosure statement is intended to provide you with information to make an informed decision on the purchase or lease of the property described in this statement. You should read carefully all the information contained in this statement before you decide to buy or lease the described property.

Various public agencies may have issued opinion on both the subdivision and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

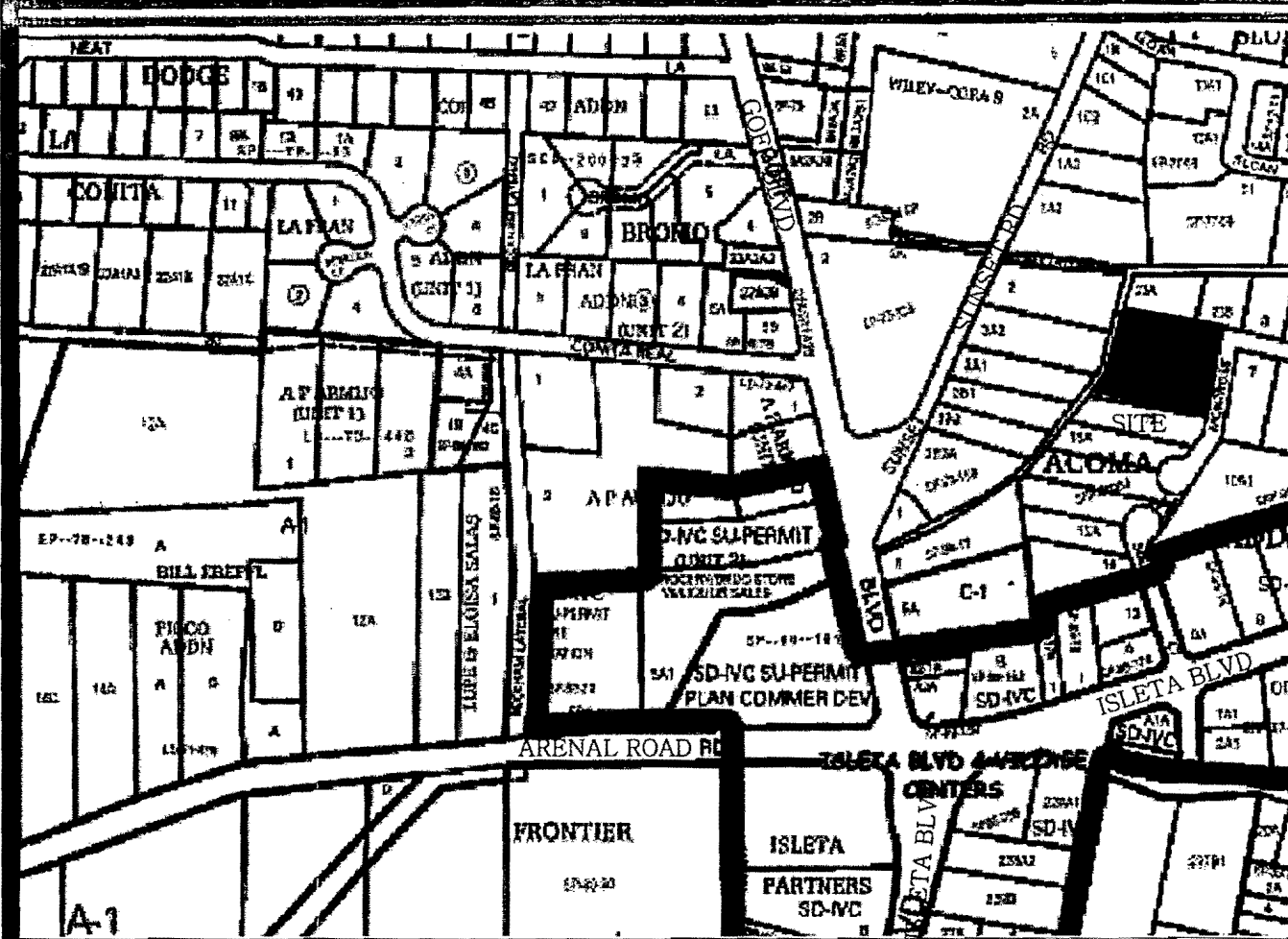
The County Development Review Authority has examined this disclosure statement to determine whether the subdivider can fulfill the conditions that the subdivider claims in the disclosure statement. However, the County Development Review Authority does not vouch for the accuracy of what is said in the disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

The County Development Review Authority recommends that you inspect the property before buying, leasing or otherwise acquiring it. If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision, be recorded with the County Clerk.

Building permits, wastewater permits or other use permits must be issued by the State or County officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease or otherwise acquire an interest in the property. You should also determine whether such permits are required for construction of additional improvements before you occupy the property.

1. NAME OF SUBDIVISION
Lots 20-A, 21-A and 22-A
Acoma Addition
2. NAME AND ADDRESS OF SUBDIVIDER
Ronald L. & Donna Lorraine Montano
3941 Ruffin Ave. S.W.
Albuquerque, N.M. 87105



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO ADJUST LOT LINES SHOWN HEREON. VACATE ROADWAY AND UTILITY EASEMENTS AND GRANT ADDITIONAL PRIVATE ACCESS AND PUBLIC UTILITY EASEMENTS.

SUBDIVISION DATA:

COUNTY CASE NO. SRP 20130017
ZONE ATLAS INDEX NO. M-12-2
DATE OF SURVEY FEBRUARY 2013
TOTAL NO. OF LOTS EXISTING 3
TOTAL NO. OF LOTS CREATED 3
TOTAL MILEAGE OF
PUBLIC STREETS CREATED 0.00 MILES
GROSS SUBDIVISION ACREAGE 1.387098 ACRES
CURRENT ZONING R-1
TOTAL MILEAGE OF
PRIVATE STREETS CREATED 0.00 MILES

NOTES:

- EXISTING 7.00' x 121.00' PNM EASEMENT, FILED AUGUST 15, 1979, DOCUMENT NO 796160, BOOK A7, PAGE 137. AN ADDITIONAL 5.00 X 121.00' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 5.00' X 88.00' ROAD AND UTILITY EASEMENT, FILED JULY 01, 2008, DOC# 20008074672 VACATED BY THIS PLAT
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE PER RECORDED PLAT OF ACOMA ADDITION, FILE ON JUNE 25, 1937 IN PLAT BOOK D PAGE 9
- CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
- LOT MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
- NO MASS GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
- THIS PROPERTY SITS WITHIN ZONE "X" AS PER FIRM PANEL 341 OF 825, MAP NO. 35001C034G, EFFECTIVE DATE: SEPTEMBER 26, 2008
- BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID NAD 1983 CENTRAL ZONE

M.R.G.C.D.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSIGNMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT, AND IF THE PROVISION FOR BY THE SUBDIVIDE FOR THE SUBDIVISION, OR PLAT, SAID DISTRICTS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: _____ DATE: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 101205549844510618
101205549543610617
10120555024521062

BERNALILLO COUNTY TREASURE'S OFFICE: _____

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING IDENTIFIED AS LOTS 20, 21 AND 22 OF THE ACOMA ADDITION SITUATED WITHIN PROJECTED SECTION 36, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D, PAGE 9, ON JUNE 25, 1937 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 22, BEING A FOUND 5/8" REBAR FOUND IN PLACE, ALSO BEING A POINT ON THE EASTERLY PRIVATE DITCH EASEMENT BEING THE TRUE PLACE AND POINT OF BEGINNING, WHENCE FOR A TIE TO THE ACS CONTROL STATION "7-M11", BEARS S89°30'26"W, A DISTANCE OF 8,884.67 FEET; THENCE,

S78°38'58"E, A DISTANCE OF 256.22 FEET ALONG THE NORTHERLY BOUNDARY OF LOT 22 TO A SET 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911", ALSO BEING THE NORTHEAST CORNER AND A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MONTROSE PLACE SW; THENCE,

S11°21'02"W, A DISTANCE OF 225.00 FEET ALONG SAID RIGHT OF WAY TO A SET 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911", BEING THE SOUTHEAST CORNER OF LOT 20; THENCE,

N78°38'53"W, A DISTANCE OF 293.82 FEET ALONG THE SOUTHERLY BOUNDARY OF LOT 20 TO A SET 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911", BEING THE SOUTHWEST CORNER OF LOT 20 AND BEING A POINT ON THE EASTERLY PRIVATE DITCH EASEMENT; THENCE,

N39°41'05"E, A DISTANCE OF 39.56 FEET ALONG SAID PRIVATE DITCH EASEMENT TO A SET 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911"; THENCE,

N17°00'02"E, A DISTANCE OF 191.11 FEET ALONG SAID PRIVATE DITCH EASEMENT TO THE NORTHWEST CORNER OF LOT 22 BEING A FOUND 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911", BEING THE TRUE PLACE AND POINT OF BEGINNING AND CONTAINING 60,422 SQUARE FEET, 1.387098 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS, shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS. DO HEREBY CONSENT TO THE RELOCATION OF LOT LINES AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

Ronald Montano 4-23-13
RONALD MONTANO DATE
Donna Lorraine Montano 4-23-13
DONNA LORRAINE MONTANO DATE

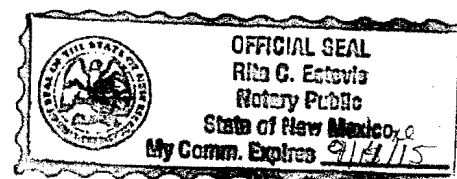
ACKNOWLEDGMENT

STATE OF New Mexico)
COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF April, 2013, by Ronald Montano and Donna Lorraine Montano

NOTARY PUBLIC: Rita C. Estro

MY COMMISSION EXPIRES: September 14, 2015



CDRA CASE NUMBER
20130017

APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR

BERNALILLO COUNTY ZONING

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE

BERNALILLO COUNTY ENVIRONMENTAL HEALTH

BERNALILLO COUNTY PUBLIC WORKS

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

A.M.A.F.C.A.

M.R.G.C.D.

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

NEW MEXICO GAS COMPANY

CENTURY LINK

COMCAST

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

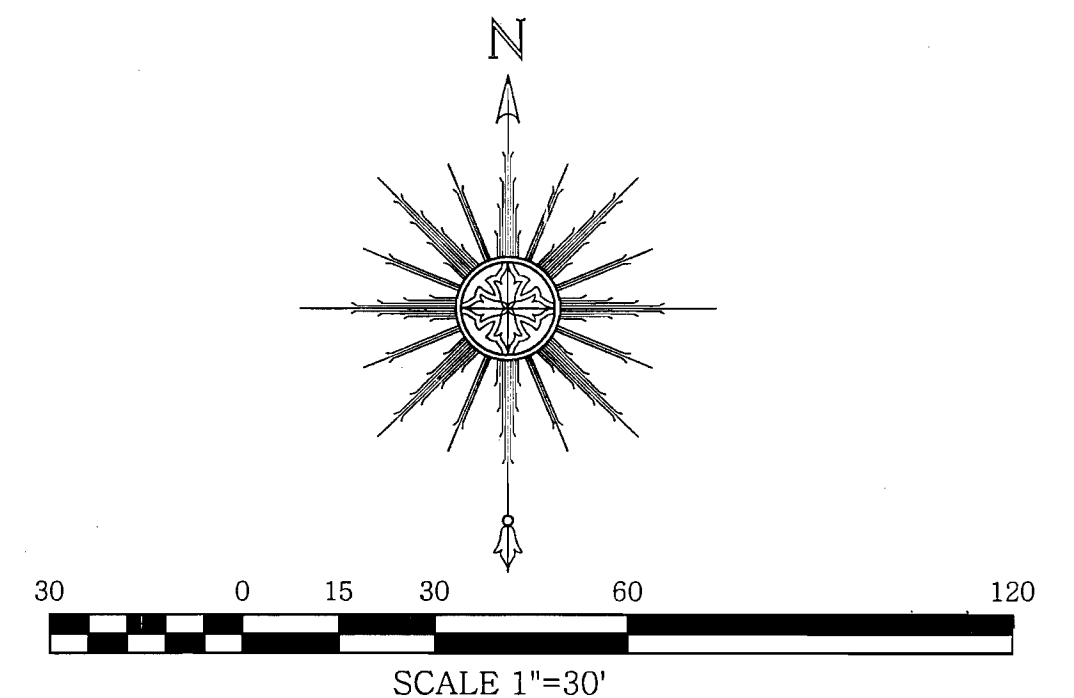
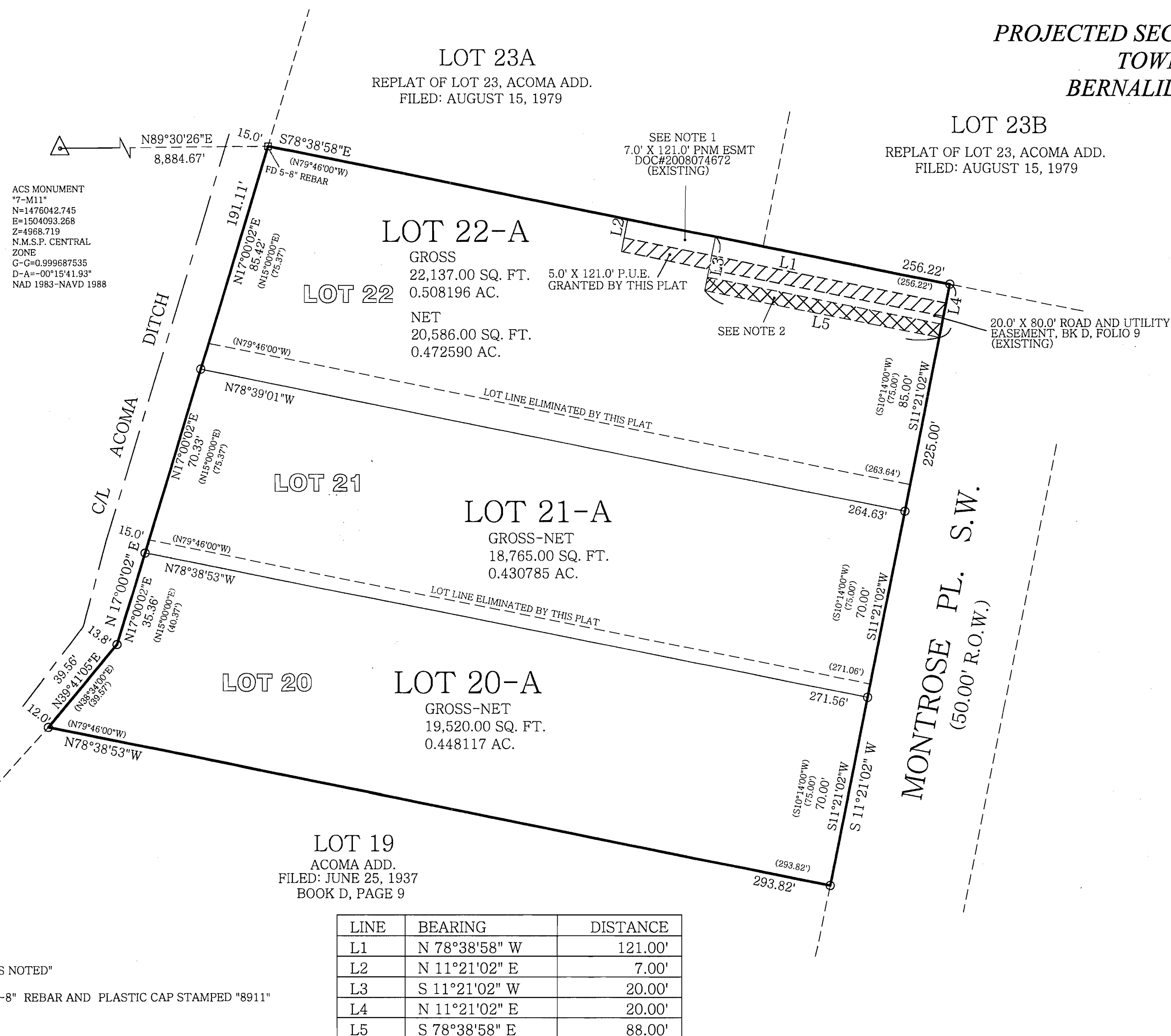
David R. Vigil 04/23/13
DAVID R. VIGIL, NMPLS NO. 8911 DATE

PLAT OF
LOTS 20-A, 21-A AND 22-A
ACOMA ADDITION
SITUATE WITHIN
PROJECTED SECTION 36, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL 2013

NORTH STAR SURVEYING, LLC
1240 SUNSET ROAD SW, ALBUQUERQUE, NM 87114
505-877-5469

PLAT OF LOTS 20-A, 21-A AND 22-A ACOMA ADDITION

SITUATE WITHIN
PROJECTED SECTION 36, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL 2013



NORTH STAR SURVEYING, LLC
1240 SUNSET ROAD SW, ALBUQUERQUE, NM 87114
505-877-5469

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 22/MAR/2013

Application Number: SRP 20130017

Hearing Date: April 11, 2013

OWNER

OWNER	MONTANO RONALD L & DONNA LORRAINE		PHONE	877-1149	
MAILING ADDRESS	3941 RUFFIN AVE SW, 3941 RUFFIN AVE SW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87105

AGENT

AGENT	MONTANO RONALD L & DONNA LORRAINE		PHONE	401-3230	
MAILING ADDRESS	3941 RUFFIN AVE SW, 3941 RUFFIN AVE SW	CITY/STATE	ALBUQUERQUE, NM	ZIP	87105

SITE INFORMATION

SITE ADDRESS			1407 MONTROSE PL SW, ALBUQUERQUE, NM 87105		
DIRECTIONS					
02/04/10: CHANGED FROM 805 MONTROSE PL SW. WB					
LEGAL DESCRIPTION					
* 021 ACOMA ADD A SUB CONT .46 AC					
MAP #	M-12	CURRENT ZONE(S)	R-1	PROPERTY SIZE in acre	.460263656565656565656565656566
UPC #	101205549844510618	PROPOSED ZONE(S)		SUBDIVISION NAME	ACOMA ADDITION
EXISTING BUILDING & USE					
PROPOSED BUILDING & USE					
PLSRP SUMMARY REVIEW PROCEDURES					

DETAIL INFORMATION

SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY.	
SUBDIVISION TYPE: 3	
EXISTING LOTS: 3	
PROPOSED LOTS: 3	
TOTAL ACREAGE: 1.38	
PLAT TYPE: 3/22/2013: SKETCH PLAT//CLC	
COMP PLAN DESIGNATION: Semi-Urban	
DETAILED INFORMATION	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature

Date

3-22-13

Attachment: Application_Sketch (2860 : Srp-20130017)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY	
CASE #: SRP-20130017	CDRA MEETING DATE: April 11, 2013

OWNER <u>Ronald L. Montano</u>	PHONE <u>877-1149</u> <u>401-3230</u>
ADDRESS/CITY/ZIP <u>3941 RUFFIN Ave. S.W. ALBUQUERQUE, N.M. 87105-6153</u>	

AGENT <u>Ronald Montano</u>	PHONE <u>Same</u>
ADDRESS/CITY/ZIP <u>Same</u>	

LEGAL DESCRIPTION

UPC#	1	0	1	2	0	5	5	4	9	8	4	4	5	1	0	8	1	8	SUBDIVISION NAME
UPC#	1	0	1	2	0	5	5	5	0	2	4	5	2	1	0	8	1	9	<u>Acoma Add.</u>

1 0 1 2 0 5 5 4 9 5 4 3 8 1 0 8 1 7

Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION TYPE (check one): <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 4 <input type="checkbox"/> TYPE 2 <input type="checkbox"/> TYPE 5 <input checked="" type="checkbox"/> TYPE 3 # EXISTING LOTS <u>3</u> PROPOSED # OF LOTS <u>37</u> TOTAL ACREAGE <u>1.307049</u> SPECIAL PROCEDURES (check one) <input type="checkbox"/> REPLAT <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> LOT LINE ADJUSTMENT YEAR LAST DIVIDED: <input type="checkbox"/> >7 YEARS <input type="checkbox"/> <7 YEARS	SECTION II: REVIEW PROCEDURES (CHECK ONE): <input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input checked="" type="checkbox"/> SKETCH PLAT <input type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE _____ (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	OFFICE USE ONLY ZONE ATLAS PG: _____ ZONE CLASS: _____ COMPREHENSIVE PLAN LAND USE DESIGNATION: _____ AREA PLAN: _____ PLANNING QUADRANT: (CIRCLE ONE) <div style="display: flex; justify-content: space-around;"> <div>NE HTS EM SW</div> <div>NV SV NW</div> </div>
OFFICE USE ONLY FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES: _____ RECEIPT #: _____		

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature Ronald Montano Date 3-22-13

OFFICE USE ONLY	
RECEIVED BY	DATE

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING IDENTIFIED AS LOTS 20, 21 AND 22 OF THE ACOMA ADDITION SITUATED WITHIN PROJECTED SECTION 36, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D, PAGE 9, ON JUNE 25, 1937 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 22, BEING A FOUND 5/8" REBAR FOUND IN PLACE, ALSO BEING A POINT ON THE EASTERLY PRIVATE DITCH EASEMENT BEING THE TRUE PLACE AND POINT OF BEGINNING, WHENCE FOR A TIE TO THE ACS CONTROL STATION "7-M11", BEARS S89°30'26"W, A DISTANCE OF 8,884.67 FEET; THENCE,

S78°38'58"E, A DISTANCE OF 256.22 FEET ALONG THE NORTHERLY BOUNDARY OF LOT 22 TO A SET 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911", ALSO BEING THE NORTHEAST CORNER AND A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MONTROSE PLACE SW; THENCE,

S11°21'02"E, A DISTANCE OF 235.00 FEET ALONG SAID RIGHT OF WAY TO A SET 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911", BEING THE SOUTHEAST CORNER OF LOT 20; THENCE,

N78°38'53"W, A DISTANCE OF 293.82 FEET ALONG THE SOUTHERLY BOUNDARY OF LOT 20 TO A SET 5/8"REBAR WITH PLASTIC CAP STAMPED "LS 8911", BEING THE SOUTHWEST CORNER OF LOT 20 AND BEING A POINT ON THE EASTERLY PRIVATE DITCH EASEMENT; THENCE,

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RONALDO MONTANO _____ DATE _____

DONNA LORRAINE MONTANO _____ DATE _____

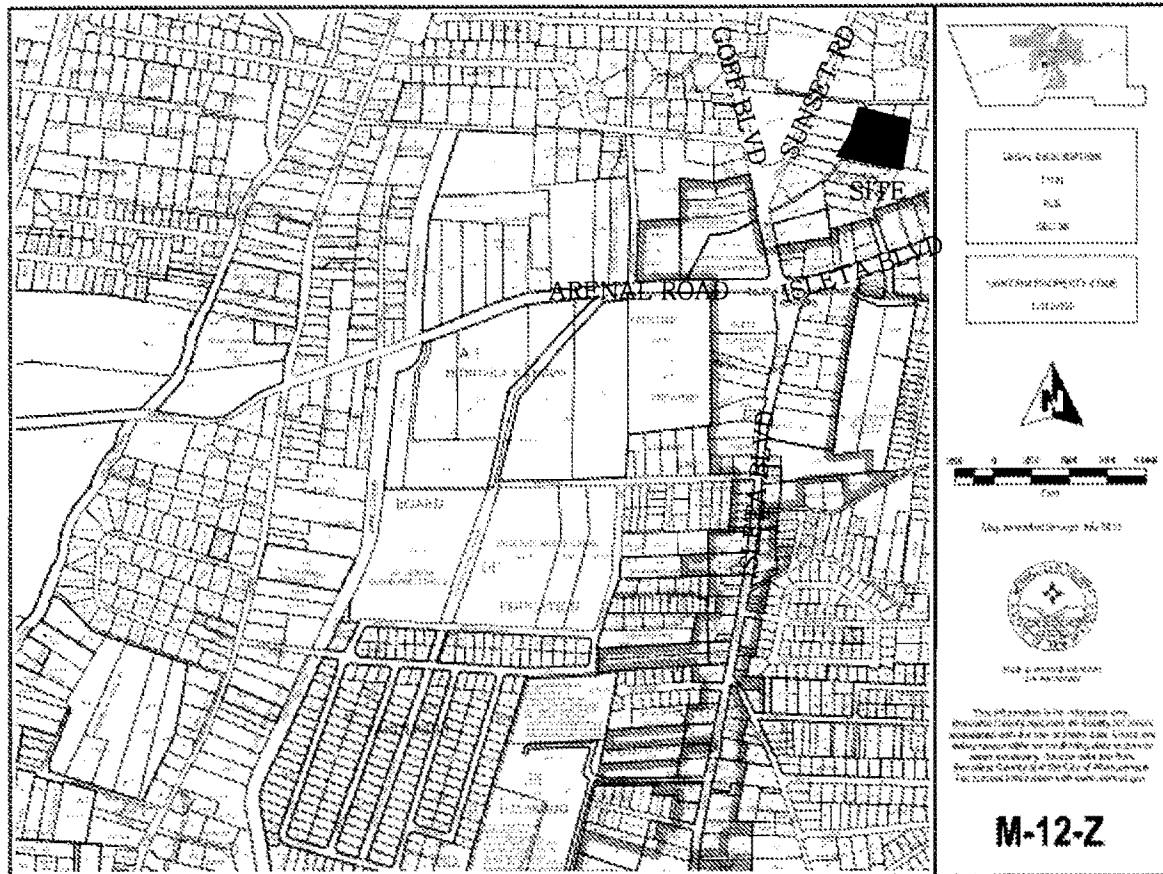
ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2013, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO ADJUST LOT LINES SHOWN HEREBY. VACATE ROADWAY AND UTILITY EASEMENTS AND GRANT ADDITIONAL PRIVATE ACCESS AND PUBLIC UTILITY EASEMENTS.

SUBDIVISION DATA:

COUNTY CASE NO. _____
ZONE ATLAS INDEX NO. M-12-Z
DATE OF SURVEY FEBRUARY 2013
TOTAL NO. OF LOTS EXISTING 3
TOTAL NO. OF LOTS CREATED 3
TOTAL MILEAGE OF
PUBLIC STREETS CREATED 0 MILES
GROSS SUBDIVISION ACREAGE 1.387098 ACRES
CURRENT ZONING R-1
TOTAL MILEAGE OF
PRIVATE STREETS CREATED 0.00 MILES

NOTES:

- 7.00' x 121.00' PNM EASEMENT, FILED AUGUST 15, 1979, DOCUMENT NO 796160, BOOK A7, PAGE 137
- 20.00' X 88.00' ROAD ND UTILITY EASEMENT, FILED JULY 01, 2008, DOC# 2008074672 VACATED BY THIS PLAT
- 15.00' X 88.00' PRIVATE ROAD AND PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE PER RECORDED PLAT OF ACOMA ADDITION, FILE ON JUNE 25, 1937 IN PLAT BOOK D PAGE 9
- CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
- LOT MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
- NO MASS GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
- THIS PROPERTY SITS WITHIN ZONE "X" AS PER FIRM PANEL 341 OF 825, MAP NO. 35001C034G, EFFECTIVE DATE: SEPTEMBER 26, 2008

M.R.G.C.D.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSIGNMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT, AND IF THE PROVISION FOR BY THE SUBDIVIDE FOR THE SUBDIVISION, OR PLAT, SAID DISTRICTS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: _____ DATE: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 10120554974440618
101205550245210619
101205549543810617
BERNALILLO COUNTY TREASURER'S OFFICE: _____

LEGEND

- ☐ FOUND MONUMENT "AS NOTED"
- ☐ CORNER SET WITH A 5-8" REBAR AND PLASTIC CAP STAMPED "8911"

SKETCH PLAT OF
LOTS 20-A, 21-A AND 22-A
ACOMA ADDITION
SITUATE WITHIN
PROJECTED SECTION 36, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
MARCH 2013

CDRA CASE NUMBER:APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR	DATE
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
A.M.A.F.C.A.	DATE
M.R.C.C.D.	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

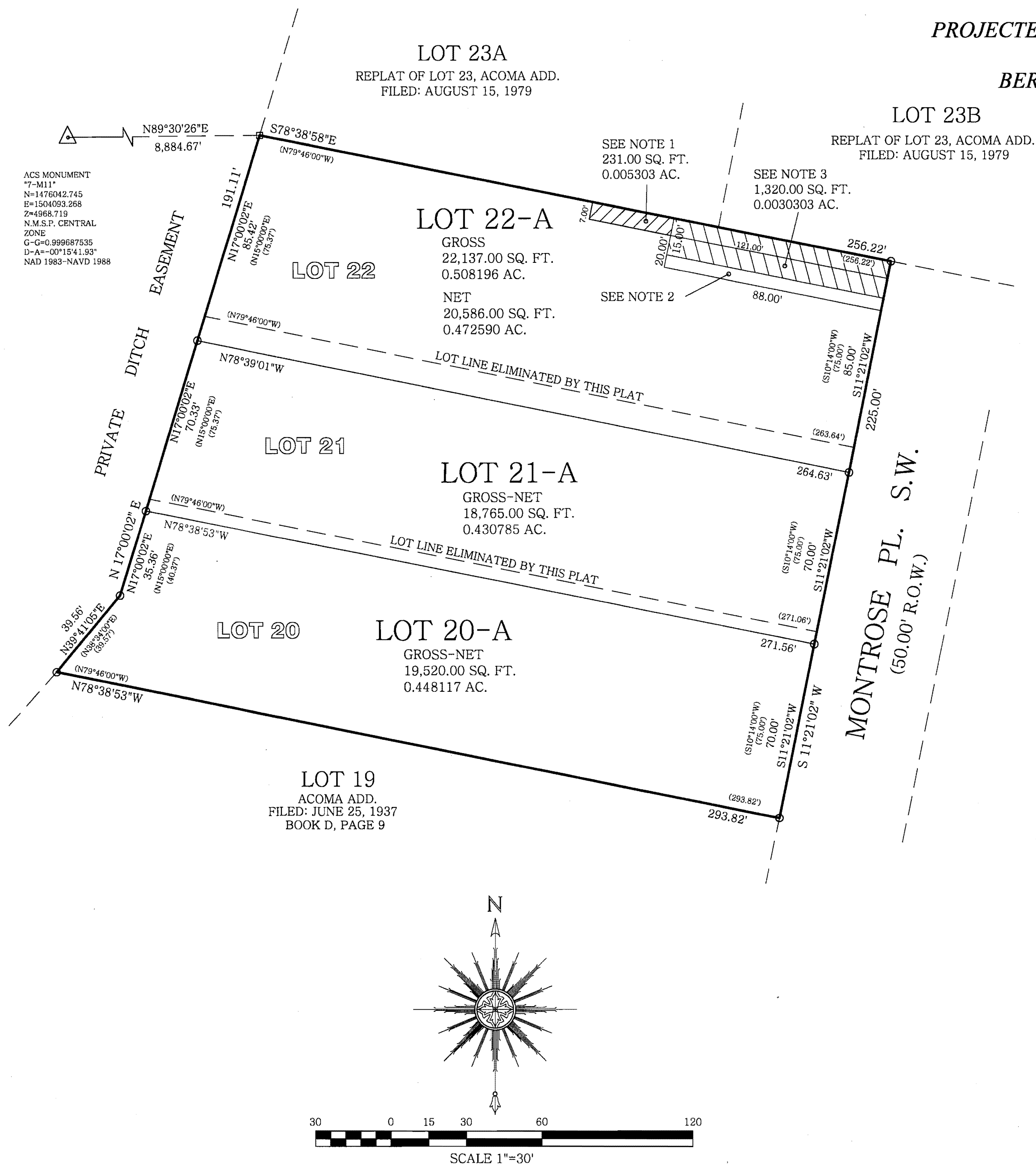
I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, SURVEYOR NO. 8911 _____ DATE 03/22/13

NORTH STAR SURVEYING, LLC
1240 SUNSET ROAD SW, ALBUQUERQUE, NM 87114
505-877-5469

SKETCH PLAT OF
LOTS 20-A, 21-A AND 22-A
ACOMA ADDITION

SITUATE WITHIN
 PROJECTED SECTION 36, T. 10 N., R. 2 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2013





County Development Review Authority

Meeting: 05/09/13 09:00 AM

Department: Zoning/Building/Planning

Prepared By: Miriam Aguilar

Director: Nano Chavez

CDRA Chair Nick Hamm

Title: Srp-20130021/T-36/East Mountain

Action: Request for Sketch Plat. Alpha Pro Surveying LLC, agent for Christopher & Mary Ann Reddington, is proposing to create a two (2) lot subdivision of Tract 3-C, Land Division Plat of Tracts 3-A, 3-B, and 3-C, Lands of McComb, Section 36, T9N, R6E, located at 35 Martinez Road, zoned A-2, containing 29.27 acres \pm .

RURAL

EAST MOUNTAIN AREA PLAN

ATTACHMENTS:

- Application_Sketch (PDF)
- Sketch Plat 4-29-13 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: **29/APR/2013**

Application Number: **SRP 20130021**

Hearing Date: **MAY 9, 2013**

OWNER

OWNER	REDDINGTON CHRISTOPHER D & MAR		PHONE	281-3480	
MAILING ADDRESS	126 NM 217, 126 NM 217	CITY/STATE	TIJERAS, NM	ZIP	87059

AGENT

AGENT	ALPHA PRO SURVEYING LLC		PHONE	259-2003	
MAILING ADDRESS	P O BOX 46316	CITY/STATE	RIO RANCHO, NM	ZIP	87174

SITE INFORMATION

SITE ADDRESS			35 MARTINEZ RD, TIJERAS, NM
DIRECTIONS			
LEGAL DESCRIPTION			
TR 3-C OF LD DIV PLAT TRS 3-A, 3-B, & 3-C LDS OF MCCOMB IN S EC 36 T9N R6E CONTR 29.276 AC			
MAP #	T-36	CURRENT ZONE(S)	A-2
PROPERTY SIZE in acre	27.014797818870523415977961		
UPC #	103604921432520105	PROPOSED ZONE(S)	
SUBDIVISION NAME			
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY.	
SUBDIVISION TYPE: 3	
EXISTING LOTS: 1	
PROPOSED LOTS: 2	
TOTAL ACREAGE: 29.27	
PLAT TYPE: 4/39/2013: SKETCH PLAT//CLC	
COMP PLAN DESIGNATION: RURAL	
DETAILED INFORMATION	
103604921432520105	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☒ Agent

Signature

Ray L. L. L.

Date **4/29/13**

Attachment: Application_Sketch (2861 : Srp-20130021)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

CASE #: SFP-20130021	OFFICE USE ONLY CDRA MEETING DATE: May 9, 2013
-----------------------------	---

OWNER REDDINGTON, CHRISTOPHER, MARY ANN	PHONE 281-3480
ADDRESS/CITY/ZIP 126 NM HWY 217, TUCUAS, NM 87059	

AGENT Alpha Pro Surveying LLC PO Box 46316 RR #7174	PHONE 892-1076
ADDRESS/CITY/ZIP 1436 32ND CIRCLE RIO RANCHO NM 87124	

LEGAL DESCRIPTION Tract 3-C, LANDS OF McCOMB																																							
<table border="1" style="width: 100%;"> <tr> <td>UPC#</td> <td>1</td><td>0</td><td>3</td><td>6</td><td>0</td><td>4</td><td>9</td><td>2</td><td>1</td><td>4</td><td>3</td><td>2</td><td>5</td><td>2</td><td>0</td><td>1</td><td>0</td><td>5</td> </tr> <tr> <td>UPC#</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>	UPC#	1	0	3	6	0	4	9	2	1	4	3	2	5	2	0	1	0	5	UPC#																			SUBDIVISION NAME McCOMB <small>Please list any additional UPC numbers on a separate sheet.</small>
UPC#	1	0	3	6	0	4	9	2	1	4	3	2	5	2	0	1	0	5																					
UPC#																																							

SECTION I: SUBDIVISION TYPE (check one): <input type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 4 <input type="checkbox"/> TYPE 2 <input type="checkbox"/> TYPE 5 <input checked="" type="checkbox"/> TYPE 3 # EXISTING LOTS: 1 PROPOSED # OF LOTS: 2 TOTAL ACREAGE: 29.27 SPECIAL PROCEDURES (check one) <input type="checkbox"/> REPLAT <input type="checkbox"/> BULK UNPLATTED LANDS <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> OTHER YEAR LAST DIVIDED: <input checked="" type="checkbox"/> > 7 YEARS <input type="checkbox"/> < 7 YEARS	SECTION II: REVIEW PROCEDURES (CHECK ONE): <input type="checkbox"/> RESUBMITTAL MINOR SUBDIVISION: TYPE 3 (5 -LOTS) OR TYPE 5 (SUMMARY REVIEW): <input checked="" type="checkbox"/> SKETCH PLAT <input type="checkbox"/> FINAL PLAT MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS) OR TYPE 4 <input type="checkbox"/> SKETCH PLAT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH/FINAL PLAT CASE REVIEW COMMITTEE MEETING DATE (FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)	OFFICE USE ONLY ZONE ATLAS PG: _____ ZONE CLASS: _____ COMPREHENSIVE PLAN LAND USE DESIGNATION: _____ AREA PLAN: _____ AREA PLANNER: _____ PLANNING QUADRANT: (CIRCLE ONE) <table style="width: 100%;"> <tr> <td>NE HTS</td> <td>NV</td> </tr> <tr> <td>EM</td> <td>SV</td> </tr> <tr> <td>SW</td> <td>NW</td> </tr> </table>	NE HTS	NV	EM	SV	SW	NW	OFFICE USE ONLY FEES: APPLICATION FEE: _____ OTHER FEES: _____ TOTAL FEES: _____ RECEIPT #: _____ EXTRATERRITORIAL ZONE <input type="checkbox"/> YES <input type="checkbox"/> NO DRB # _____
NE HTS	NV								
EM	SV								
SW	NW								

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature: Ray L. Lumb agent

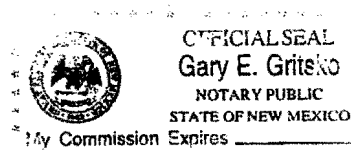
Date: 4/29/2013

OFFICE USE ONLY	
RECEIVED BY	DATE

Attachment: Application_Sketch (2861 : Srp-20130021)


Christopher D. Reddington


Mary Ann Reddington, trustees

[illegible]

This instrument was acknowledged before me on April 10 2013.

By: Christopher D. Reddington, Mary Ann Reddington

My Commission Expires: 7/27/2016 Harry E. Lintz
Notary Public

DISCLOSURE STATEMENT
SRP 2013 _____

1. **NAME OF SUBDIVISION:** Tracts 3-C-1 & 3-C-2, Lands of McComb, in Section 36, Township 9 North, Range 6 East, N.M.P.M., Bernalillo County, New Mexico.
2. **NAME OF SUBDIVIDER:** Christopher and Mary Ann Reddington, 126 State Highway 217, Tijeras, NM 87059.
3. **HOLDER OF LEGAL & EQUITABLE TITLE:** Christopher and Mary Ann Reddington
4. **RESTRICTIONS OR RESERVATIONS OF RECORD:** None
5. **ACCESS TO PROPERTY:** Property has access to Martinez Road, a paved county maintained road.
6. **LIQUID WASTE DISPOSAL:** Lot purchasers are responsible for providing liquid waste disposal systems. Liquid waste systems shall meet the Bernalillo County Wastewater Ordinance 2006-1.
7. **WATER AVAILABILITY:** Lot purchasers are responsible for providing domestic water. New wells must be permitted by the State Engineer's Office and Bernalillo County Natural Resource Services. There is an existing well located on Tract 3-C-1. This well was permitted under NM Permit No. E-2760 and the well drilled in 1978. The well log for this existing well is attached to this disclosure.
8. **SOLID WASTE:** Solid waste disposal is the responsibility of the property owner. Pick up service is supplied by Waste Management of New Mexico Inc.
9. **IMPACT FEES:** Lots 3-C-1 and 3-C-2 are subject to payment of Impact Fees at time of construction based on the Bernalillo County Code Chapter 46, Impact Fees.

The undersigned owner(s) hereby certify that the above statements are true and correct.

Christopher Reddington

Mary Ann Reddington

State of New Mexico)
County of Bernalillo)SS

This instrument was acknowledged before me on _____, 20____.
BY: Christopher Reddington, Mary Ann Reddington

My commission expires: _____

Notary Public

Attachment: Application_Sketch (2861 : Srp-20130021)

WELL RECORD

INSTRUCTIONS: This form should be executed in triplicate, preferably typewritten, and submitted to the nearest district office of the State Engineer. All sections, except Section 5, shall be answered as completely and accurately as possible when any well is drilled, repaired or deepened. When this form is used as a plugging record, only Section 1A and Section 5 need be completed.

Section 1

(A) Owner of well Lewis McComb Jr.

Street and Number 1901 Indian Plaza Apt 25City Albuquerque State NM 87106Well was drilled under Permit No E-2760 and is located in the
SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36 Twp. 9N Rge. 6E(B) Drilling Contractor Plant Drilling License No. WD-454Street and Number Box 333City Moriarty State NM 87035Drilling was commenced April 8 19 78Drilling was completed June 17 19 78

(Plat of 640 acres)

Elevation at top of casing in feet above sea level _____ Total depth of well 100 ft.State whether well is shallow or artesian Shallow Depth to water upon completion 18 ft.

Section 2

PRINCIPAL WATER-BEARING STRATA

No.	Depth in Feet		Thickness in Feet	Description of Water-Bearing Formation
	From	To		
1	23	25	2	Limestone
2	86	90	4	Limestone
3				
4				
5				

Section 3

RECORD OF CASING

Dia in.	Pounds ft.	Threads in	Depth		Feet	Type Shoe	Perforations	
			Top	Bottom			From	To
6 5/8			0	100	102		18	100

Section 4

RECORD OF MUDDING AND CEMENTING

Depth in Feet		Diameter of Hole in in.	Tons of Clay	No. Sacks of Cement	Methods Used
From	To				

Section 5

PLUGGING RECORD

Name of Plugging Contractor _____ License No. _____
 Street and Number _____ City _____ State 7
 Tons of Clay used _____ Tons of Roughage used _____ Type of roughage _____
 Plugging method used _____ Date Plugged _____ 19 _____
 Plugging approved by: _____

Cement Plugs were placed as follows:

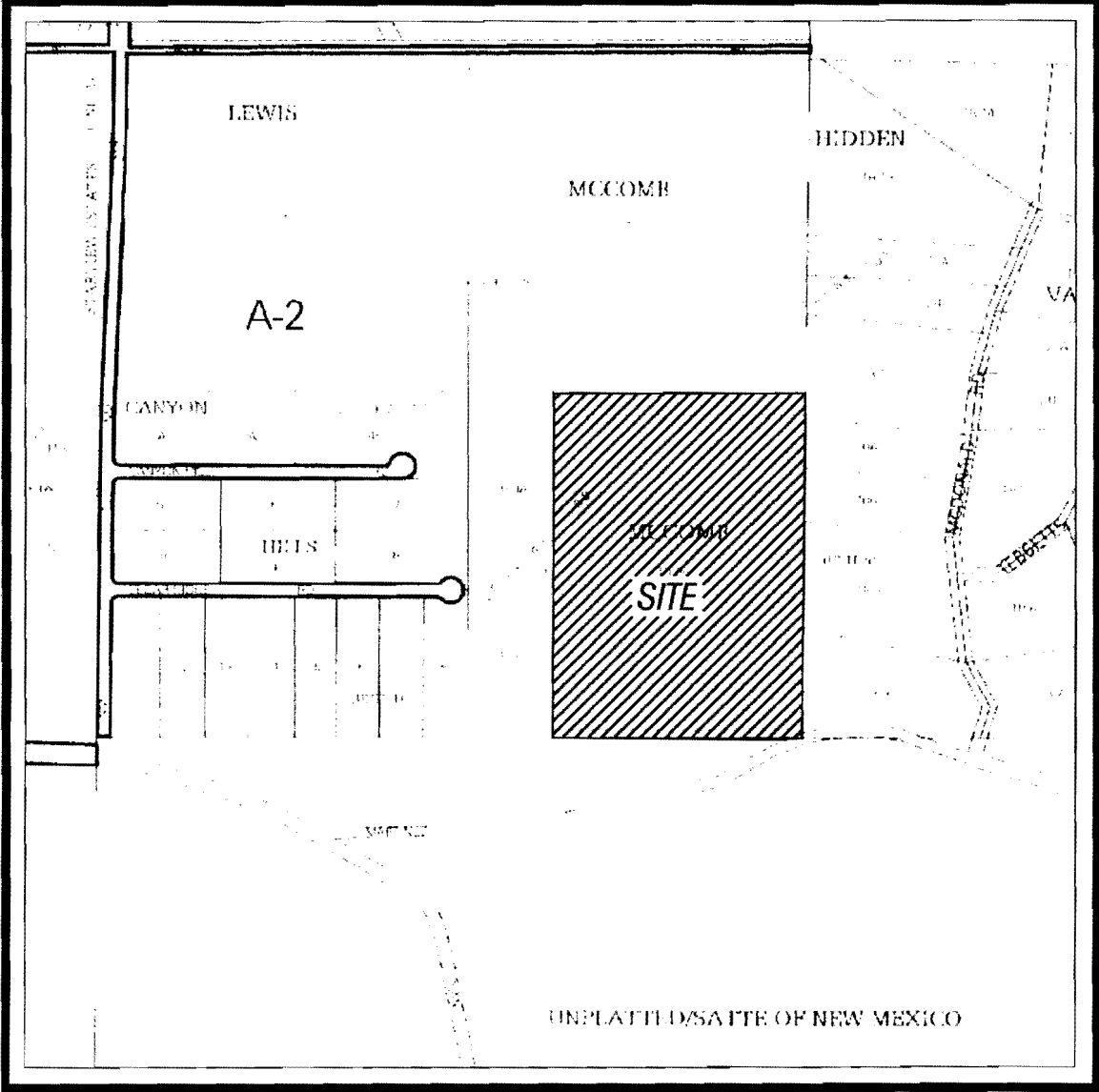
No.	Depth of Plug		No. of Sacks Used
	From	To	

Basin Supervisor

FOR USE OF STATE ENGINEER ONLY

Date Received June 27, 1978

+396978
 File No. XXXXXXXXXX E-2760 Use dom/stock Location No. 9N.6E.36.144
(Bernalillo)



LEGAL DESCRIPTION:
Tract Three-C (3-C) of the Land Division Plat of Tracts 3-A, 3-B and 3-C, LANDS OF Mc COMB, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on November 22, 1983, in Vol. C22, folio 12.

FREE CONSENT:
The undersigned owner and proprietor of the property described hereon does hereby consent to the platting of the property shown hereon and the same is made with the free consent and in accordance with the desires of the undersigned. The undersigned hereby warrants that he/she hold complete and indefeasible title to the property shown hereon, in fee simple. The undersigned hereby grant any new easements shown hereon for the purposes stated.

Christopher D. Reddington Mary Ann Reddington

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before on _____, 20__

By: Christopher D. Reddington & Mary Ann Reddington

My commission expires: _____ Notary Public

SKETCH PLAT OF
Tracts 3-C-1 & 3-C-2
LANDS OF McCOMB
in Section 36, T.9N., R.6E., N.M.P.M.
Bernalillo County, New Mexico
April 2013

PURPOSE OF PLAT:
The purpose of this plat is to subdivide Tract 3-C into two (2) new tracts, and to grant additional easements shown hereon.

Vicinity Map Zone Atlas Page T-36-Z

UTILITY APPROVALS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D.B.A. CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDNG, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D.B.A. CENTURY LINK AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

DRAINAGE:
THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT ALL ARROYOS, WATERCOURSE OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE BERNALILLO COUNTY CODE, TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON, HAVE BEEN LOCATED BY FIELD SURVEY AND ARE SHOWN HEREON.

DRAINAGE EASEMENT DEDICATION:
DEDICATION TO THE COUNTY OF BERNALILLO, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS, RIGHT-OF-WAY, AND EASEMENTS DESIGNATED HEREIN AS "DRAINAGE EASEMENT" IS WITH FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), THEIR SUCCESSORS, ASSIGNS, TRANSFEREES, HEIRS, AND DIVISEES. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OF STORM WATER, AND THE CONSTRUCTION, OPERATION AND MAINTENANCE OF, AND ACCESS TO SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF THE COUNTY ENGINEER, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATIONS OF THE GRADES OR CONTOURS IN SAID EASEMENTS. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE COUNTY OF BERNALILLO TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS, OR FACILITIES UNLESS OTHERWISE AGREED TO IN WRITING BY THE COUNTY. THE GRANTING OF THIS EASEMENT SHALL NOT REQUIRE THE PROTECTION OF PROPERTY OF PROPERTY LYING OUTSIDE OF THE EASEMENTS GRANTED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE EASEMENT DEDICATED HEREIN MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED BY THE EASEMENTS. SUBJECT TO THE RULES, REGULATIONS, AND ORDINANCES OF BERNALILLO COUNTY, ANY PORTION OF ANY LANDS, RIGHT-OF-WAY, OR EASEMENTS DEDICATED OR GRANTED HEREIN MAY BE VACATED TO THE EXTENT SAID PORTION IS DECLARED UNNESSARY FOR FLOOD CONTROL AND DRAINAGE BY THE COUNTY ENGINEER OF BERNALILLO COUNTY.

THIS PROPERTY IS SUBJECT TO CHAPTER 38 OF THE BERNALILLO COUNTY CODE. IN ACCORDANCE WITH SECTION 38-171.1.5, SPECIAL PROVISIONS FOR EAST MOUNTAIN AREA, PARAGRAPH B, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE CODE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT OR PARCEL CREATED BY THIS PLAT, REPLAT OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY PUBLIC OR PRIVATE ROADS, STREETS, AND ACCESS EASEMENTS CREATED BY THIS PLAT.

COUNTY APPROVALS: CASE NO: SRP-

BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD, CHAIR	DATE
NATURAL RESOURCE SERVICES	DATE
PUBLIC WORKS DIVISION	DATE
ZONING DEPARTMENT	DATE
BERNALILLO COUNTY FIRE MARSHAL	DATE

COUNTY TREASURER CERTIFICATE:
U.P.C. # _____
Property owner (s) of record: _____
By: _____ Date _____
for Bernalillo County Treasurer

SURVEYOR'S CERTIFICATE (FOR SKETCH PLAT PURPOSES ONLY)

I, Gary E. Gritsko, a New Mexico Professional Surveyor, do hereby certify that this sketch plat and description was prepared by me or under my supervision, for the sole purpose of submitting a sketch plat to the County Development Review Authority (CDRA) for review and comments. The sketch plat meets the minimum requirements of (Section 74-52 Sketch plat) of the Bernalillo County Subdivision Ordinance. This plat is not a boundary survey plat meeting the minimum requirements for surveys in the state of New Mexico.

Gary E. Gritsko, New Mexico Professional Surveyor, 8686 April 27, 2013 Date



SHEET 1 OF 2

ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
(505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: CS FILE NO: 13-031



GENERAL NOTES:

1. Distances shown hereon are horizontal ground distances in feet.
2. Bearings are referenced to geodetic north, using GPS observations.
(north boundary line of this tract = S89°50'50"E geodetic.)
3. Record measurements are shown in parenthesis (), where record data differs from measured data.
4. Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise shown.
5. Flood Note: The property shown hereon is located in Zone D, areas in which flood hazards are undetermined, but possible, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0625G, effective date September 26, 2008.
6. Documents used to determine boundary:
 - a. The Plat of Tracts 3-A, 3-B & 3-C, Lands of Mc Comb filed 11/22/1983, Bk. C22, Pg. 126.
 - b. The Plat of Lands of Lewis Mc Comb filed 6/22/1978, Bk. B15, Pg. 101.
 - c. The Plat of Hidden Valley Ranch, Unit 5 filed 6/29/1973, Bk. C9, Pg. 81.
 - d. Fidelity National Title commitment No. FT 000059064, dated 09/17/2010.
7. UPC # 1-036-049-214-325-20105

A. 25' Private Access & Public Utility Easement granted by these documents: Land Division Plat of Tracts 3-A, 3-B & 3-C, Lands of Mc Comb, filed on 11/22/1983 in Vol. C22, Folio 126; Quitclaim Deed filed in Bk. D169-A, Pg. 136, Doc. # 82-47683; Quitclaim Deed filed in Bk. D172-A, Pg. 93, Doc. # 82-57825; and Quitclaim Deed filed in Bk. D277-A, Pg. 550, Doc. # 86-70424.

B. 25' Access & Utility Easement granted by the Land Division Plat of Tracts 3-A, 3-B & 3-C, Lands of Mc Comb filed on 11/22/1983, Vol. C22, Fol. 126.

C. 50' Drainage Easement granted by this plat.

D. 5' additional Private Access & Public Utility Easement granted by document recorded on _____, 2013, as Document No. _____.

E. 5' additional Private Access and Public Utility Easement granted by this plat, for access to Tracts 3-A and 3-B, Lands of McComb and for access to Tracts 3-C-1 and 3-C-2 shown herein. Maintenance of private roads is the responsibility of the property owners.

LINE TABLE		
LINE	LENGTH	BEARING
L1	107.57	N68°36'46"E
(L1)	107.57	N68°41'50"E
L2	138.63	S58°00'53"W
L3	91.98	S71°26'54"W
L4	67.58	S77°39'22"W
L5	43.31	N69°06'11"W
L6	44.56	N22°51'11"W
L7	64.73	N08°39'40"W
L8	34.91	S21°20'51"E
L9	77.77	S32°27'57"E
L10	70.79	S20°20'57"E
L11	248.24	S39°12'09"E
L12	143.94	S42°15'07"E
L13	182.56	S54°50'01"E
L14	185.60	S49°33'25"E
L15	200.63	S33°37'13"E
L16	108.99	S78°29'39"E

SHEET 2 OF 2

ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
(505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: CS FILE NO: 13-031